



Sulgrave Road W6



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• 4/5 Bedrooms • Double Reception • Full Width Kitchen/Breakfast Room • 2 Bathrooms (1 En Suite) • Guest Cloakroom • Extensive Eaves Storage • Lawned Garden • Roof Terrace • Council Tax Band G • EPC Rating D 65

A wonderful 4/5 bedroom natural 3 storey Victorian terraced house with very good and deep living/entertaining space on the ground floor and a generous garden which enjoys an open aspect.

There is an elegant double reception with feature fireplace and wide bay window to the front which leads naturally through to the full width kitchen/breakfast room which has a stone tiled floor and French doors onto the garden. There are 4/5 bedrooms on the upper 3 floors including a fantastic principal bedroom suite which occupies the entire first floor. There is a charming study/bedroom 5 on the first floor half landing which has French doors onto a balcony and a family bathroom with utility storage on the 2nd floor half landing. This well-configured house is flooded with light and has a great feel throughout.

PRICE GUIDE £2M
FREEHOLD
SUBJECT TO CONTRACT







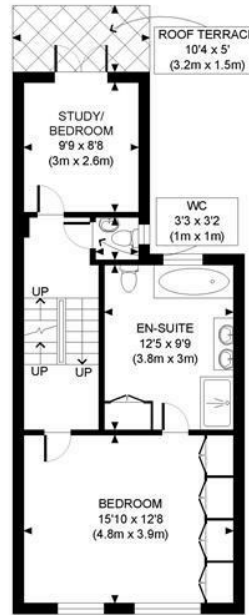




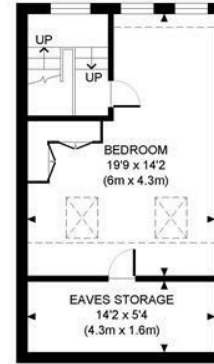
SULGRAVE ROAD, W6



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 713 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 523 SQ FT



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 361 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 280 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 526 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 2123 SQ FT/ 197 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 2042 SQ FT/ 190 SQM

PROPERTY PHOT PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.