



Poplar Grove W6

Poplar Grove W6

**6/7 Bedrooms * Double Reception
Full Width Kitchen/Breakfast Room
3 Bathrooms * Shower Room
Guest Cloakroom * Utility/Cellar Storage
Southerly Garden * Council Tax Band G
EPC Rating C 71**

A wonderful 6/7 bedroom Victorian terraced house with very good and deep living/entertaining space on the ground floor and a southerly garden.

There is a double reception with bay window and working feature fireplace to the front with a media room to the rear. French doors open into the full width kitchen/breakfast room which has a tiled floor; folding doors open onto the garden which is initially paved with mature shrubs. There is access from this floor to the cellar which has a utility room, guest cloakroom and good storage. There are 6/7 generous double bedrooms on the upper floors, including the principal bedroom suite which occupies the entire first floor; 2 shower rooms; family bathroom and a study/bedroom 7. This exceptionally well proportioned family house offers truly flexible accommodation over 4 floors, is flooded with light and has a wonderful feel throughout. It also occupies a very good position on the south side of the lovely wider than average and inviting Poplar Grove.

**GUIDE: £2.95M
FREEHOLD**

SUBJECT TO CONTRACT







Approximate Gross Internal Floor Area With Eaves Storage 3,006 Sq Ft/279 Sq M
Approximate Gross Internal Floor Area Without Eaves Storage 2,921 Sq Ft/271 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.