



Melrose Gardens W6



# Melrose Gardens W6

**MODERNISED HOUSE**

**DOUBLE RECEPTION**

**OPTION TO CREATE A THIRD BEDROOM  
WITH A PARTITION ON THE TOP FLOOR**

**2 BATHROOMS**

**INFRARED SAUNA**

**PRIVATE GARDEN**

**UTILITY ROOM AND STORAGE**

**USEFUL SIDE ACCESS**

**AVAILABLE MARCH**

**COUNCIL TAX BAND G**



A fabulous, big-boned semi-detached Victorian house with excellent living/entertaining space on the ground floor and a secluded walled garden. The high-ceilinged double reception is accessed from the hall via floor to ceiling French doors; there is a bay window and feature fireplace to the front with an 'open' picture window to the rear overlooking the kitchen/breakfast/family room. Steps lead down to the bespoke full-width kitchen/breakfast/family room with floor to ceiling display cabinets; a marble topped island and abundant built-in storage. There is a TV/media room to the rear with floor to ceiling glass doors onto the garden which is initially paved then lawned with mature shrubs and trees. There is also useful side access. Steps lead down to the cellar where there is a guest cloakroom and additional storage space. There is a luxurious principal bedroom suite which occupies the entire first floor with a generous walk-in wardrobe complete with 2 walls of mirrored wardrobes and a bathroom with infra-red sauna. The top floor is currently configured as an open plan studio space with 3 sash windows to the front and vaulted ceilings, with an option to create a third bedroom by partitioning the existing space. There is a further shower room on the half landing on the 2nd floor. This impressive property combines traditional style with contemporary cool elegance. Melrose Gardens occupies an excellent position on this wide, tree-lined residential road and is within easy walking distance of Westfield London with its extensive retail, leisure and restaurant facilities together with the transport hubs at Shepherds Bush Green and Hammersmith Broadway. The much-anticipated London Olympia development with its vast cultural and fine dining offerings is also nearby.

**£1,500 PER WEEK**  
**SUBJECT TO CONTRACT**









**PROPERTY PHOTO 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.