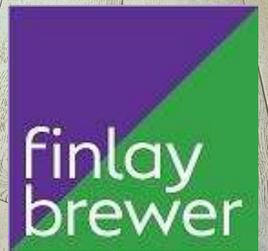




Poplar Grove W6



# Poplar Grove W6

**2 DOUBLE BEDROOMS**

**RECEPTION**

**KITCHEN**

**BATHROOM**

**EPC RATING C 76**

**COUNCIL TAX BAND D**

**LEASE LENGTH: 963 YRS APX**

**BUILDING INSURANCE: £370 PA APX**

A fabulous upper maisonette occupying the top two floors of this imposing Victorian townhouse, set on a quiet, tree-lined street and recently refurbished.

The large open-plan reception is flooded with natural light from north- and south-facing sash windows and offers ample space for relaxing and dining, with a separate kitchen adjoining.

The top floor comprises two double bedrooms with built-in storage and a modern bathroom suite.

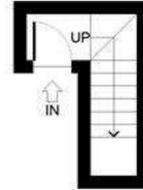
The property is ideally located for local cafés, restaurants and a wide range of transport links, including the Central, Piccadilly, Hammersmith & City and Overground lines.

**PRICE GUIDE £800,000  
SHARE OF FREEHOLD**

**SUBJECT TO CONTRACT**







FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 44 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 580 SQ FT

KITCHEN  
11'3 x 6'8  
(3.4m x 2m)



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 437 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1061 SQ FT/ 99 SQM

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