



Poplar Grove, Brook Green, W6

£2,650,000 Freehold

A fabulous five bedroom, extended family house within the Melrose Conservation area.

2 Reception Rooms | Kitchen/Dining Room | 5 Bedrooms | Ensuite Bathroom | Bathroom | Utility Room | Cloakroom | Patio Garden | 2883 Sq Ft / 268 Sq M | Council Tax Band G | EPC Rating Band C

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LOCATION

Poplar Grove forms part of the Melrose Conservation Area, the house is ideally located for a number of well-regarded schools, both state and private sector, as well as the numerous amenities on offer in Brook Green and Brackenbury Village, which include some fantastic independent shops, including a fishmonger and butcher and a number of excellent pubs and restaurants. A further more extensive range are on offer at both Westfield London and in Hammersmith, whilst the eagerly anticipated Olympia redevelopment is also within easy reach. The closest Underground stations are Hammersmith, Shepherd's Bush and Goldhawk Road. London Overground services are also available at Shepherd's Bush.



DESCRIPTION

Offered in good condition throughout, this mid-terrace Victorian family house has been sympathetically restored and extended to provide spacious accommodation arranged over five floors. The house comprises entrance hall, cloakroom and double reception room on the ground floor, with an extended double height kitchen/dining room and utility room on the lower ground floor. The first floor offers the main bedroom suite with dressing room and bathroom; four further bedrooms and family bathroom are arranged over the upper two floors. The house also benefits from private front and rear patio gardens.





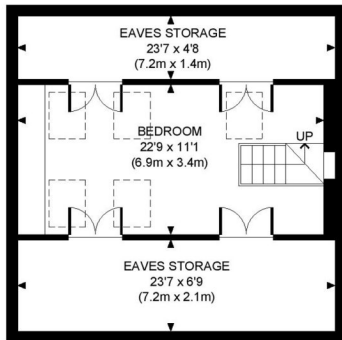
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Freehold.

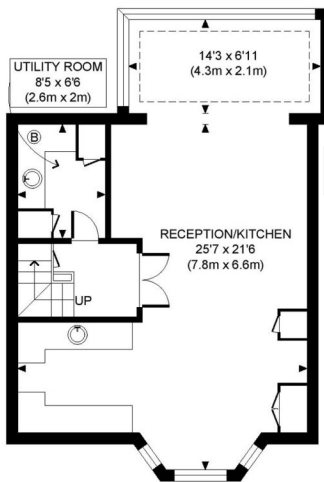
PRICE: £2,650,000 Freehold



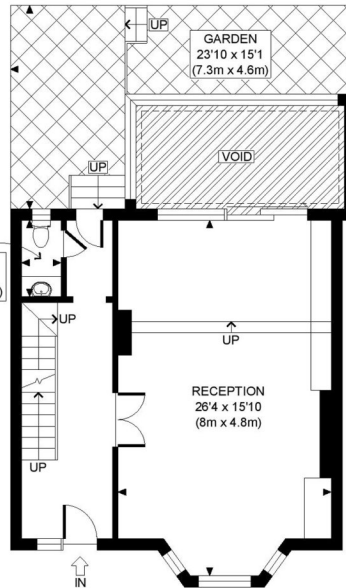
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



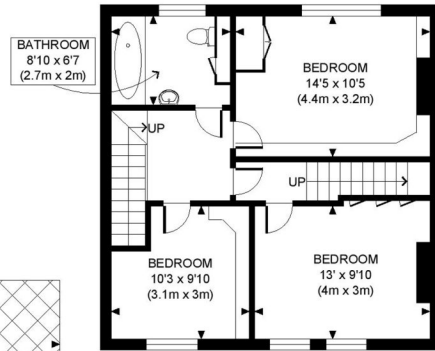
THIRD FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 550 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 261 SQ FT



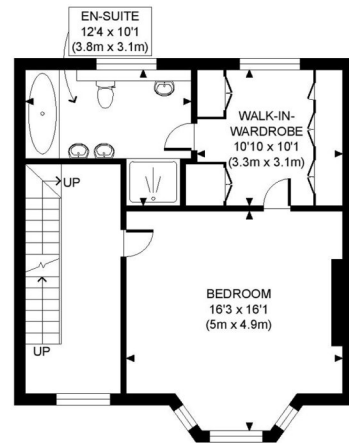
LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 620 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 562 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 566 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 585 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 2883 SQ FT/ 268 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 2594 SQ FT/ 241 SQM

PROPERTY PHOTO PLANS .CO.UK

ONE STOP SHOP FOR PROPERTY MARKETING

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The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

Hammersmith | 0207 371 4466 | hammersmith@winkworth.co.uk

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for every step...

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