



SKELWITH ROAD, W6  
**£1,295,000 FREEHOLD**

**A rare opportunity to purchase this charming, five bedroom, two bathroom, terraced house, spanning 1,464 sq. ft, with a large North West facing garden, with great potential for modernisation.**

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## DESCRIPTION:

This spacious, bright period house in the sought-after Crabtree Conservation Area has huge potential to make it a super family home. The ground floor, with wooden flooring throughout, has a double reception room leading to an extended eat-in kitchen with French doors to a large and secluded patio garden.

The first floor benefits from two large double bedrooms, both with natural light and built-in wardrobes. There is also a smaller bedroom on this floor which could serve as a single bedroom, a study, or even a nursery. These bedrooms are all served by a family bathroom. The second floor consists of two more bedrooms, both good-sized doubles with further built-in wardrobes, and with access to a second bathroom. This floor also benefits from built-in eaves storage. The house is being sold with no onward chain.

Skelwith Road is a quiet residential street located in the heart of Brook Green, W6—one of West London's most desirable neighbourhoods. It's ideally positioned between Hammersmith and Kensington, offering excellent transport links via Hammersmith, Barons Court, and Kensington Olympia stations. The area is known for its leafy streets, good local schools, and a strong sense of community. Nearby, you'll find independent shops, cafés, and restaurants, along with larger amenities at Westfield Shopping Centre. Brook Green itself is just a short walk away, offering a green open space perfect for relaxing or exercising.



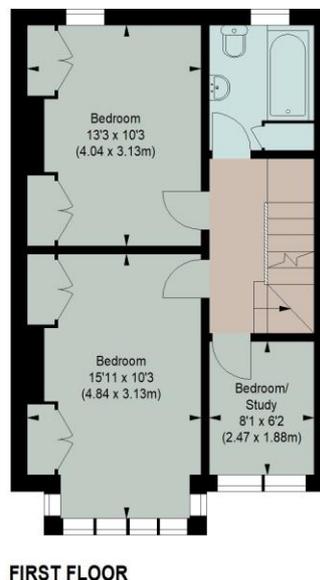
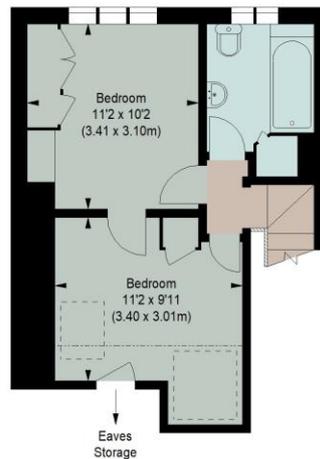
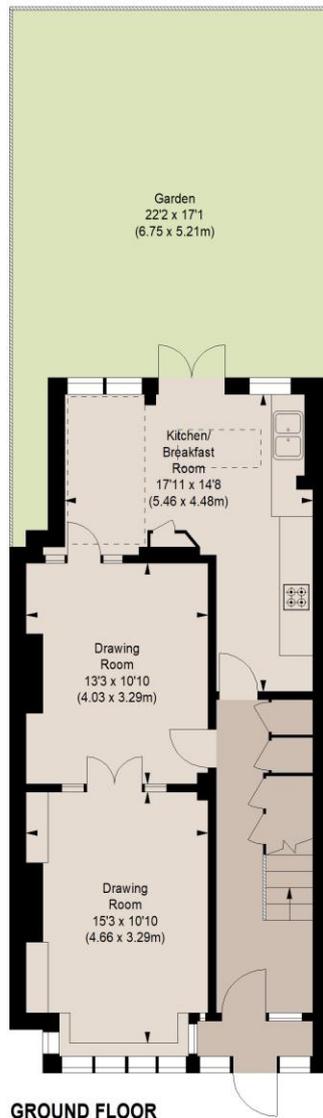


# SKELWITH ROAD, W6

Approximate gross internal area  
1464 sq ft / 136 sq m



Key :  
CH - Ceiling Height



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Term:** n/a

**Service Charge:** n/a

**Ground Rent:** n/a

**Council Tax Band:** F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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