



Brook Green W6

MARSH & PARSONS

BROOK GREEN



A spectacular and elegant end-of-terrace home overlooking the prestigious Brook Green.

A rare opportunity to acquire a substantial end-of-terrace Victorian family home on Brook Green. This house has been in the same family for over 25 years and has been lovingly restored to create a practical and spacious home exuding charm and character; perfect for busy family life and elegant entertaining. Enjoying views of Brook Green, this unique home is exquisitely presented and has been finished with premium attention to period detail.

A double grand entrance hall leads into the formal Drawing Room and (up to) 12-guest Dining Room with intricate, detailed cornicing, tall ceilings, full-height French doors, and glorious views over Brook Green. The hallway, which has a number of hidden and open storage cupboards, leads to an elegant guest cloakroom, a converted basement with a playroom, larder, utility/laundry room and substantial storage space, and finally the kitchen. The wonderfully bright, bespoke Nelson Design solid-oak conservatory kitchen has granite worktops, an island, plenty of storage and built-ins, a Wolf Gourmand cooker and an American fridge/freezer. A family dining and sitting area leads out to the beautifully landscaped, mature, south-facing garden. There are random width hardwood African Walnut floors throughout the ground floor.



The stunning presentation continues through the property. The windowed grand staircase leads to the first floor, which features a fabulous south-facing antique oak-panelled library, a large family bathroom, a bright guest room with views overlooking Brook Green, and a magnificent landing with stunning views. The second floor has a further three very generously-sized bedrooms and a family bathroom. The master bedroom suite encompasses the entire top floor with a magnificent en suite bathroom, featuring double sinks and a walk-in double shower room, plenty of built-in wardrobe space, and windows on three sides with glorious unobstructed views across and up Brook Green.

The property is finished to the highest standard throughout. Highlights include:

- Seven Victorian fireplaces (6 wood-burning, 6 with antique surrounds)
- Wood floors throughout
- Original Victorian sash windows
- All bathrooms with walls/floors of imported Italian Carera marble and underfloor heating
- Side delivery entrance and key lock-box
- CCTV/alarm/intercom
- Side delivery entrance to garden/kitchen
- Garage fitted with remote-controlled door, electricity and hot/cold water



The house is situated on Brook Green, a very sought-after location just north of Hammersmith Broadway bordering Kensington and Holland Park. Brook Green provides excellent commuter routes into central London and out to the countryside and is within a short walking distance to top London girls and boys day schools including St Pauls Girls, St Pauls Boys, Godolphin, Latymer, Jacques Prevert, Colet Court, Bute House, Norland Place, Wetherby and Pembridge Hall schools. There are Chinese, Catholic, and various CoE churches in and around Brook Green.

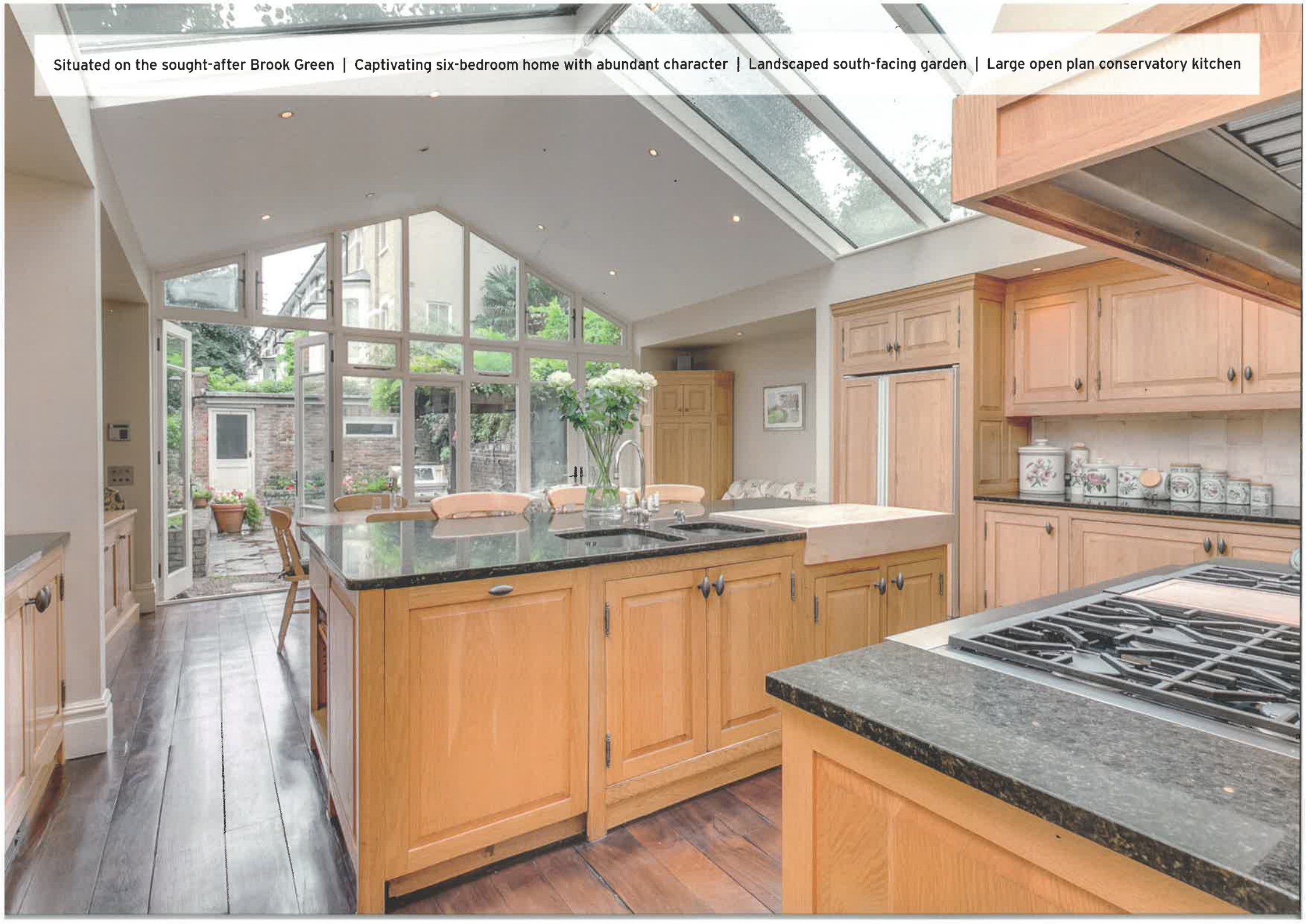
There are six underground stations and two railway stations within close proximity to the property. Both Hammersmith (approximately 0.4 miles) and Kensington Olympia stations are served by the District line. Hammersmith Station provides access to the Piccadilly, Hammersmith & City and Circle lines. The Central line is close by at Shepherd's Bush station (approximately 0.8 miles). Kensington Olympia and Shepherd's Bush stations provide trains to Clapham Junction (journey time approximately 15 minutes). The A4, which runs through Hammersmith, becomes the M4 immediately to the west of town, providing fast access to Heathrow and out to the West Country as well as easy access to the M3 and the South Coast. In the other direction it also provides a quick route into central London and the West End.



There are an excellent variety of local shops, cafes, delicatessens and restaurants in Brook Green Village, plus the renowned Queen's Head pub which has an enormous beer garden. Close by is Westfield shopping centre with its extensive luxury retail, restaurants and leisure facilities. On Brook Green itself are open green spaces, a popular new play park for children, a coffee/refreshments pavilion, four tennis courts, and an enclosed dog-run.



Situated on the sought-after Brook Green | Captivating six-bedroom home with abundant character | Landscaped south-facing garden | Large open plan conservatory kitchen





Brook Green, W6

Approx. Gross Internal Area 3,244 sqft. / 301.1 sqm
 Floor Plan for identification purposes only - not to scale.

Brook Green W6

Approximate Gross Internal Area
 3,244 sqft - 301.1 sqm

Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purposes only. Not to scale.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

All viewings by appointment through our Brook Green office:

020 7605 7760
 brookgreen_sales@marshandparsons.co.uk

marshandparsons.co.uk



Floor Plan produced by Mays Floorplans ©. Tel 020 3397 4594
 Illustration for identification purposes only, not to scale
 All measurements are maximum, and include wardrobes and window bays where applicable
 This Floorplan has been prepared in accordance with the current edition of the RICS code of measuring practice.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A		
B		
C		72
D		
E		54
F		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		