



Sulgrave Road W6

FINLAY  
BREWER



## Sulgrave Road W6

**4 Double Bedrooms  
Open Plan Reception/ Kitchen  
Dining Area \* 2 Bathrooms (1 En Suite)  
Guest Cloakroom \* Paved Garden  
EPC Rating TBC**

**You enter the front door and expect the unexpected!**

This is a truly fabulous, stylish and highly individual 4 bedroom Victorian terraced house with excellent living/entertaining space on the ground floor and a walled garden. The ground floor has been opened up from front to back to create a reception area to the front with smoked Dutch Oak floor, a custom built kitchen with quartz worktops in the middle and a dining room with polished concrete floor and with a full width wall to ceiling glass door to the garden. There is also a guest cloakroom on this floor. The first floor is dedicated to the principal bedroom suite which again is opened from front to back. There are 2 further double bedrooms on the second floor and a family bathroom and the top floor is also opened from front to back to create a 4th double bedroom/home office/ additional reception with far reaching views. The house has been meticulously refurbished and extended to exacting standards and oozes cool elegance. This cleverly configured and chic property is flooded with light and cannot be missed!

**GUIDE: £1.9M  
FREEHOLD**

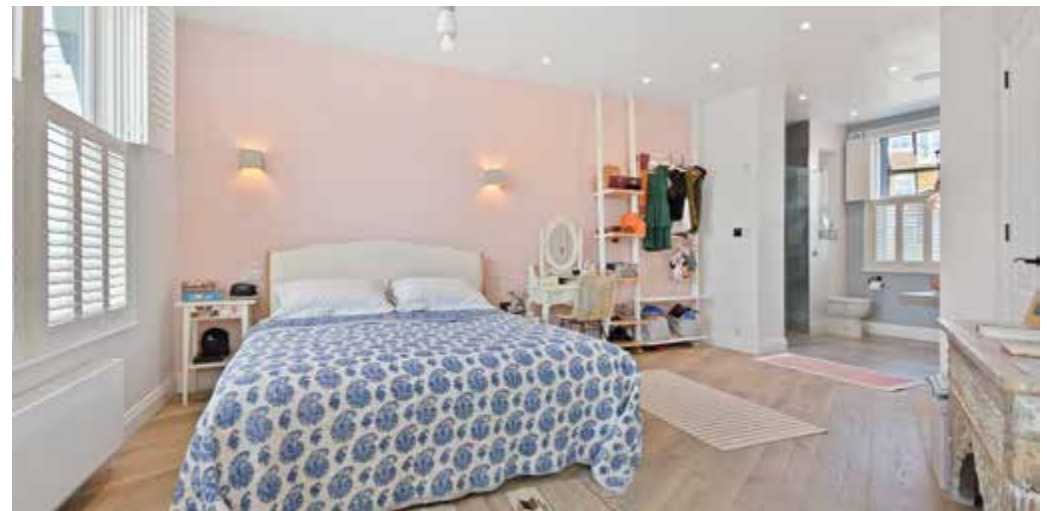
SUBJECT TO CONTRACT







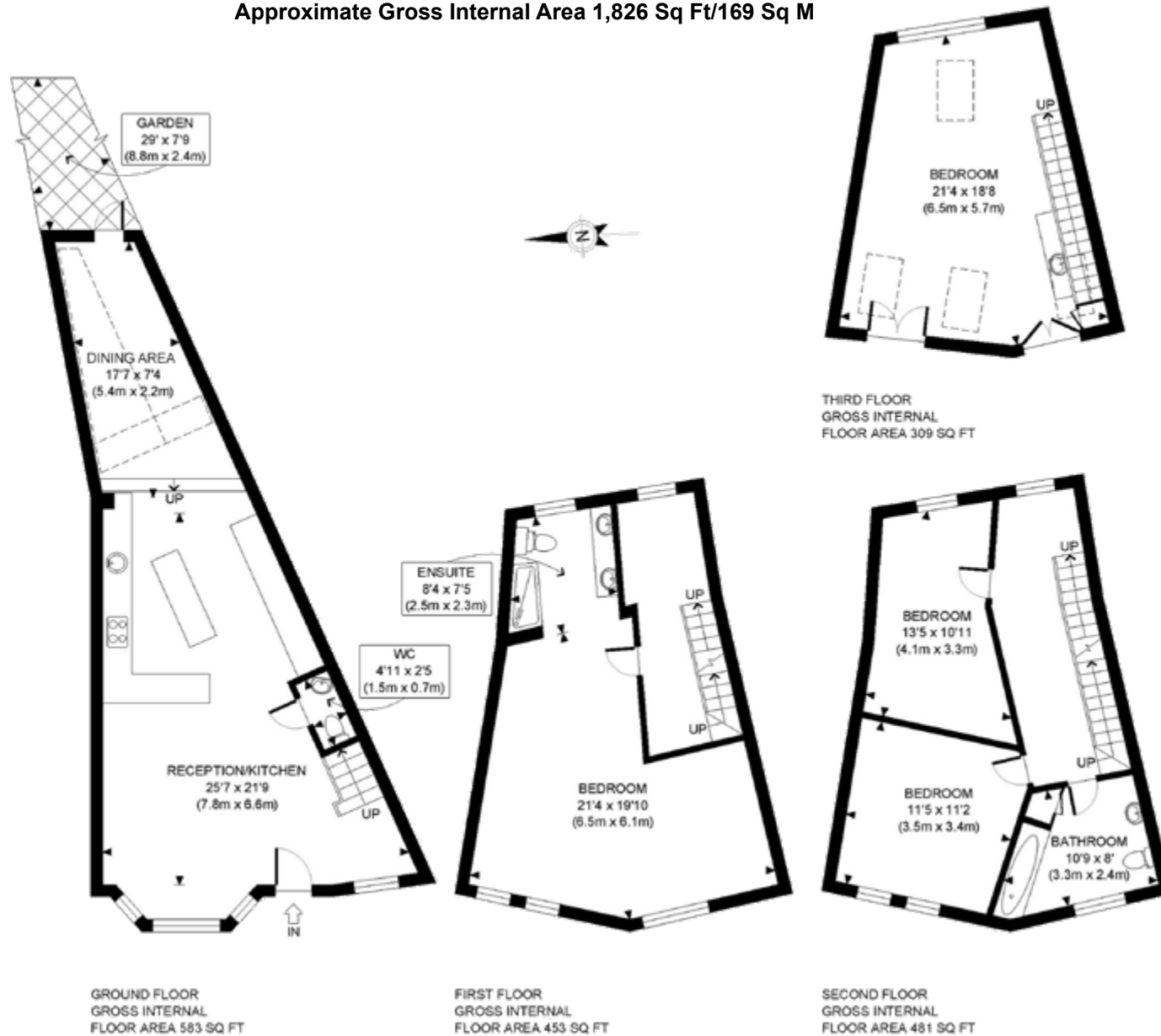








Approximate Gross Internal Area 1,826 Sq Ft/169 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.