



Gratton Road W14

finlay
brewer

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4 DOUBLE BEDROOMS

**OPEN PLAN KITCHEN/DINING
ROOM/RECEPTION**

RECEPTION 2

2 BATHROOMS (1 EN SUITE)

2 SHOWER ROOMS

SNUG/MEDIA/PLAYROOM

**UTILITY ROOM & WINE CELLAR/STORAGE
GARDEN**

EPC RATING C 74 | COUNCIL TAX BAND G

A generously proportioned, recently refurbished 4 double bedroom Victorian property offering very good living/entertaining space and a lovely private westerly-facing garden. The ground floor has been opened up from front to back to create a wonderful high-ceilinged, open plan kitchen/breakfast/reception with the dining area to the front with wide bay window, fitted cabinetry, ornate cornicing and an exposed brick chimney breast. The custom-built kitchen is in the middle of the home with integrated appliances and a central island. Steps lead down to the full width reception area which has a micro-cement floor and glass sliding doors onto the westerly facing garden which continues naturally with the micro-cement floor with the remainder being 'London lawned'. The lower ground floor has been part excavated to create a good sized shower room; wine cellar/storage and utility room. The first floor landing space has been cleverly opened up to create an ad hoc media/playroom which increases the light to the staircase. There are 4 double bedrooms and 3 bathrooms on the upper floors including the impressive principal suite which occupies the entirety of the first floor with a walk-in dressing room and fabulous en-suite shower room. There is also a useful study area on the top floor landing area and access to eaves storage. This beautifully presented and architecturally designed property of approximately 2,500 sq ft occupies an excellent position on this quiet residential cul-de-sac, oozes cool style and elegance and can be moved into without further expense.

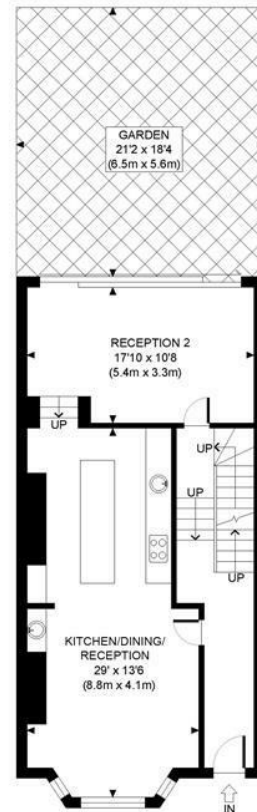
**PRICE GUIDE £2,275,000
FREEHOLD**

SUBJECT TO CONTRACT

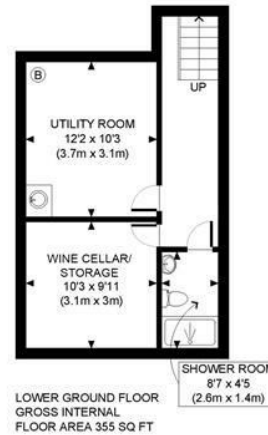








GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 692 SQ FT



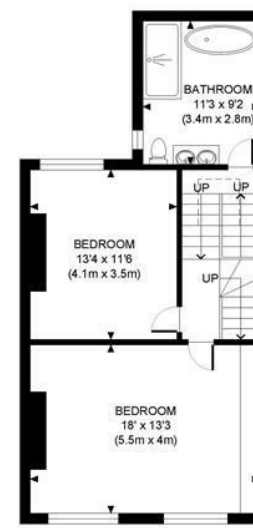
LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 355 SQ FT



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 378 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 612 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 593 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 2630 SQ FT/ 244 SQM

PROPERTY PHOTO PLANS .CO.UK

ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.