

FLETCHERS

ESTATE AGENTS



Hammersmith Grove, W6

£1,300,000

A stunning duplex conversion flat situated within an imposing Victorian building. The property has been excellently modernised to offer modern family living while retaining its charm and character from the period. On the first floor, you have a spacious semi-open plan kitchen/reception room. The reception room benefits from high ceilings and lots of natural light from two large sash windows and the kitchen overlooking gardens to rear comes complete with high-spec fitted appliances. On the half-landing of this floor, you also have a useful shower room with W/C/utility space complete with washer & dryer.

On the second floor, you have three bedrooms, two of which are large doubles and both benefitting from bespoke, built-in storage. There is also a tastefully modernised family bathroom to serve this floor. As you then continue up the stairs to the third floor, this opens into a fantastic space currently used as a large family room with attractive hardwood floor, a wood burner & exposed brick chimney breast. This room also has two attractive Juliet balconies offering views East towards central London. This room could also potentially be reconfigured to be an incredible master suite given its size.

The family room then provides access via stairs onto a demised roof terrace that has incredible 360 views across the city. This unique and exceptional home is in excess of 1800sqft (160sqmts) and is offered to the market with a share of the freehold and no onward chain.



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Main area: Approx. 169.6 sq. metres (1825.7 sq. feet)
Plus roof terrace, approx. 29.7 sq. metres (319.4 sq. feet)

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Energy Rating: C We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order