

**FINLAY
BREWER**



BATOUM GARDENS W6







**5 DOUBLE BEDROOMS * IMPRESSIVE DOUBLE RECEPTION
KITCHEN/BREAKFAST ROOM * DINING/FAMILY ROOM * STUDY
3 BATHROOMS (2 EN SUITE) * GUEST CLOAKROOM * UTILITY
48' SOUTH FACING GARDEN * EPC RATING D 63**

A substantial 5 double bedroom Victorian house with 2 floors of truly wonderful living/entertaining space and a 48' (approx) south facing garden. The natural lower ground floor has been opened up to create a kitchen/breakfast room to the front which opens into the dining/family room from which there are French doors onto the garden. There is also a guest cloakroom and utility on this floor. The raised ground floor comprises the elegant double reception which has a galleried open area to the rear over the dining/family room below thereby providing a double height glass wall over the garden. French doors open onto the balcony which has steps down to the garden. A study occupies the half landing whilst the first floor is dedicated to the wonderful master suite. There are 3 double bedrooms and a family bathroom on the second floor whilst the top floor has been extended into to create a large double bedroom and en suite bathroom. This fantastic house of approximately 3,000 sq ft is flooded with light and has a great feel.

GUIDE £2.875M

FREEHOLD

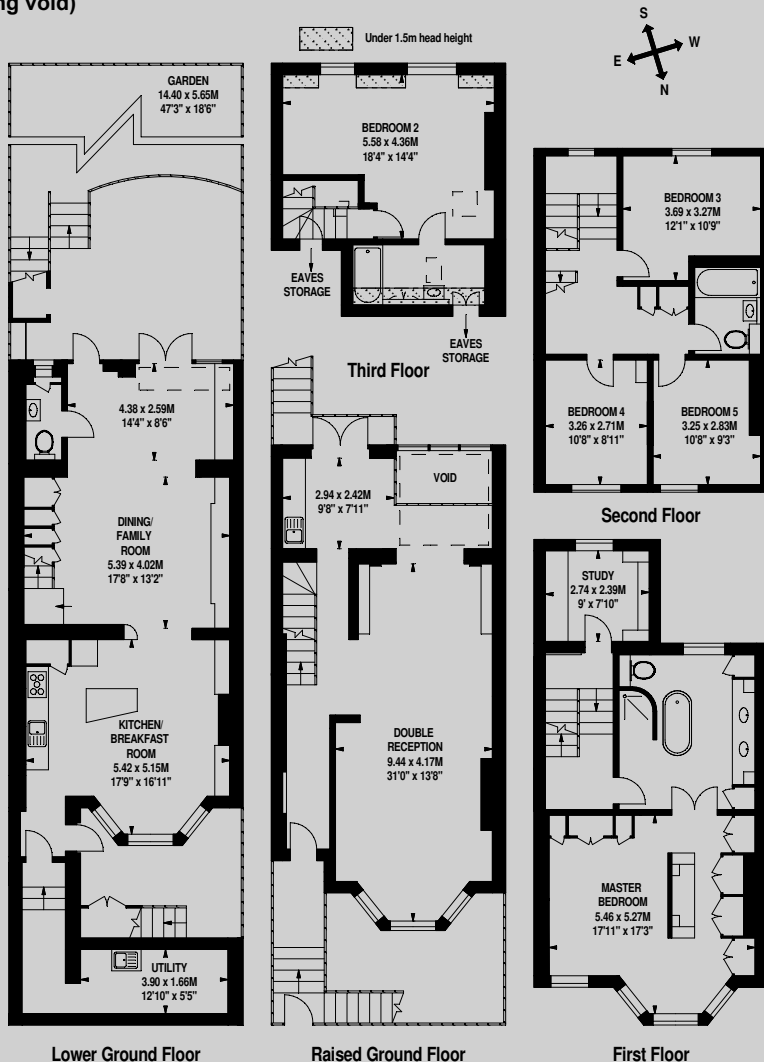
SUBJECT TO CONTRACT



Misrepresentation: We make every effort to ensure that these particulars and other information given are as accurate as possible, but they are neither legal representation or warranties nor do they form an offer or contract of sale.



Approximate Gross Internal Area
2,955 Sq Ft/274.5 Sq M
(Excluding void)



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

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