



## Wolverton Gardens, W6

£2,750,000 Freehold

A fabulous five bedroom, fully extended Victorian family house, just south of Brook Green.

2 Reception Rooms | Kitchen / Dining Room | 5 Bedrooms | Shower Room | En Suite Bathroom | 3 En suite Shower Room | Utility Room | Patio | Garden | 2,692 Sq Ft / 250 Sq M | Council Tax Band H | EPC Rating Band C

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## LOCATION

Wolverton Gardens is found to the south of Brook Green, ideal for the numerous amenities on offer within the area ,which include some superb pubs and restaurants. A number of excellent schools, both state and private sector, are also nearby. The closest station is Hammersmith, where four Underground lines are on offer, including Piccadilly and District lines, whilst London Overground services are available at Kensington Olympia.

## DESCRIPTION

Superbly presented throughout, the house is arranged over four floors and offers accommodation comprising double reception and kitchen dining room on the ground floor; bedroom with ensuite bathroom and main bedroom suite with dressing room and bathroom on the first floor and two further bedrooms, both with ensuite bathrooms on the top floor. The lower ground floor offers a bedroom, bathroom, plant room and media room, which is fully sound proofed and wired for use as a recording studio (plans and more information available upon request). The house further benefits from a private rear garden.







**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Freehold.

**PRICE: £2,750,000 Freehold**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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**PROPERTY PHOTO PLANS**  
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The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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for every step...

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