



## Poplar House, Poplar Grove, W6

£2,250,000 Freehold

A truly unique newly built house within the Melrose conservation area.

Reception Room | Kitchen / Family Room | 3 Bedrooms | 2 En Suite Bathrooms | En Suite Shower Room | Sunroom | Utility Room | Cloakroom | 3 Terraces | 2,030 Sq Ft / 188 Sq M | Council Tax Band tbc |

EPC Rating Band A

**Winkworth**





## LOCATION

Poplar Grove forms part of the Melrose Conservation Area, the house is ideally located for a number of well-regarded schools, both state and private sector, as well as the numerous amenities on offer in Brook Green and Brackenbury Village, which include some fantastic independent shops, including a fishmonger and butcher and a number of excellent pubs and restaurants. A further more extensive range are on offer at both Westfield London and in Hammersmith, whilst the eagerly anticipated Olympia redevelopment is also within easy reach. The closest Underground stations are Hammersmith, Shepherd's Bush and Goldhawk Road. London Overground services are also available at Shepherd's Bush.

## DESCRIPTION

This newly built contemporary house has been finished to the highest standards. The house is arranged over five floors and comprises entrance hall, cloakroom and reception room on the ground floor; the lower ground floor offers a kitchen/reception room, utility room and plant room as well as access to a terrace; the first floor offers a study area and two bedrooms, both with en suite bathrooms; the second floor the main bedroom suite with dressing area and bathroom, the top floor offers a fabulous sun room with two terraces offering superb roof top views to both the north and south.

This house is truly unique within the area and has been built to exceed all current regulations, with an air source heat pump, solar panels and under floor heating throughout. With an EPC rating of A, the house is incredibly efficient, with low running costs as well as minimal CO2 emissions.







**LOCAL AUTHORITY**  
Hammersmith & Fulham

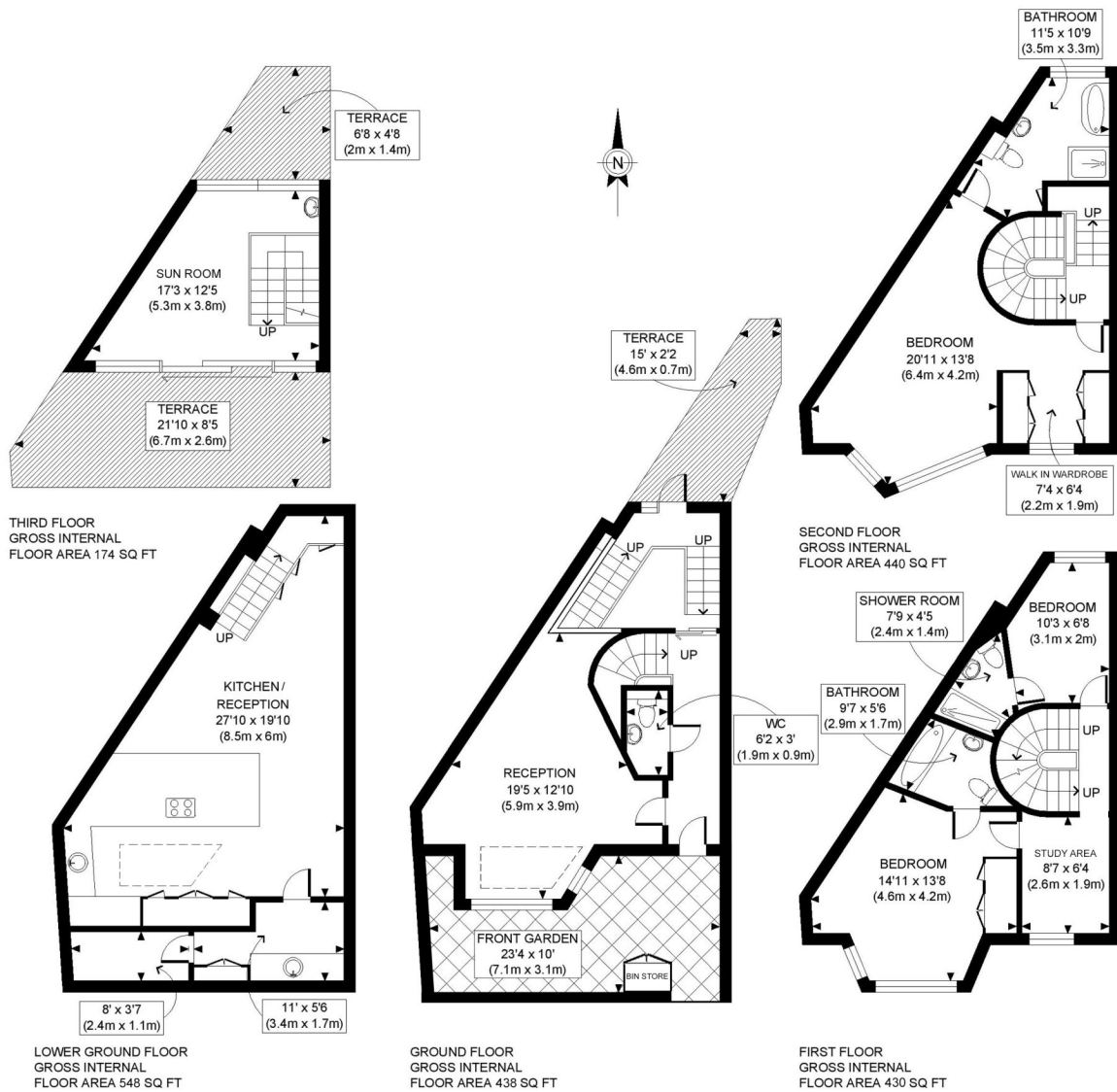
**TENURE**  
Freehold.

**PRICE:** £2,250,000 Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	95	96
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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	



**PROPERTY PHOTO PLANS**.COUK  
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.

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.

Hammersmith | 0207 371 4466 | hammersmith@winkworth.co.uk



for every step...

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