



imperial Crescent, London
SW6

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imperial Crescent, London , SW6

£3,900,000 Leasehold

A viewing comes highly recommend for this truly exquisite modern townhouse which is situated within a gated crescent of 12 houses overlooking the idyllic Imperial Park. The extremely generous accommodation 4244sqft (394sqm) is configured over 5 floors and offers fantastic versatile family accommodation. On the entrance floor you will find a study along with a guest WC, and a spacious contemporary kitchen / dining room to the rear, which extends into a light-filled conservatory. The kitchen features a generous sized island for cooking and eating, along with a range of Gaggenau and Miele integrated appliances. The conservatory area provides a wonderful open plan space for relaxing and dining and overlooks a charming well tended private garden. The self contained annexe offers a variety of uses including work from home space, au pair accommodation offering 390sqft (36sqm) of internal space and is accessed from the garden, providing additional living space, along with a separate shower room. On the first floor are two generously sized reception rooms - perfect for entertaining. The principal bedroom suite occupies the entire second floor. It features a large dressing area, balcony overlooking the park, a spacious bathroom. The top floor offers three further bedrooms (one en suite), and a family bathroom. On the lower ground floor, the house can be entered via a double garage on the lower ground floor. (An additional underground parking space is also available for guests). A large double bedroom is also on this floor, along with a shower room and utility room which would represent an ideal guest bedroom.

Leasehold — 976 Years Remaining
Ground Rent TBC
Service Charge £10679.52 PA
Council Tax — London Borough of Hammersmith & Fulham Council — Band H

EPC — D

EPC certificate available on request.

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11 Park Street
Chelsea Creek
London
SW6 2FS

Sales +44 (0) 20 7824 7090
paul@gartonjones.com
www.gartonjones.com

- Substantial Modern Townhouse
- 4244sqft (394sqm)
- Versatile Accommodation Over 5 Floors
- 5 Double bedrooms
- 6 bathrooms
- Beautiful Open Plan Kitchen & Conservatory
- Self-Contained Annexe / Home Office / Studio 390sqft (36sqm)
- Double Garage & Extra Parking Space
- Gated Secure Crescent
- Overlooking Imperial Park



Approximate Gross Internal Area = 4244 sq ft / 394.2 sq m
(Excluding Reduced Headroom / Including Garage)
Reduced Headroom = 28 sq ft / 2.6 sq m
Office = 390 sq ft / 36.2 sq m
Total = 4272 sq ft / 396.9 sq m
Balcony = 245 sq ft / 22.8 sq m
Patio = 86 sq ft / 8 sq m



