



imperial Crescent, London
SW6

GARTON JONES.COM



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 tendered 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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- 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



Imperial Crescent

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

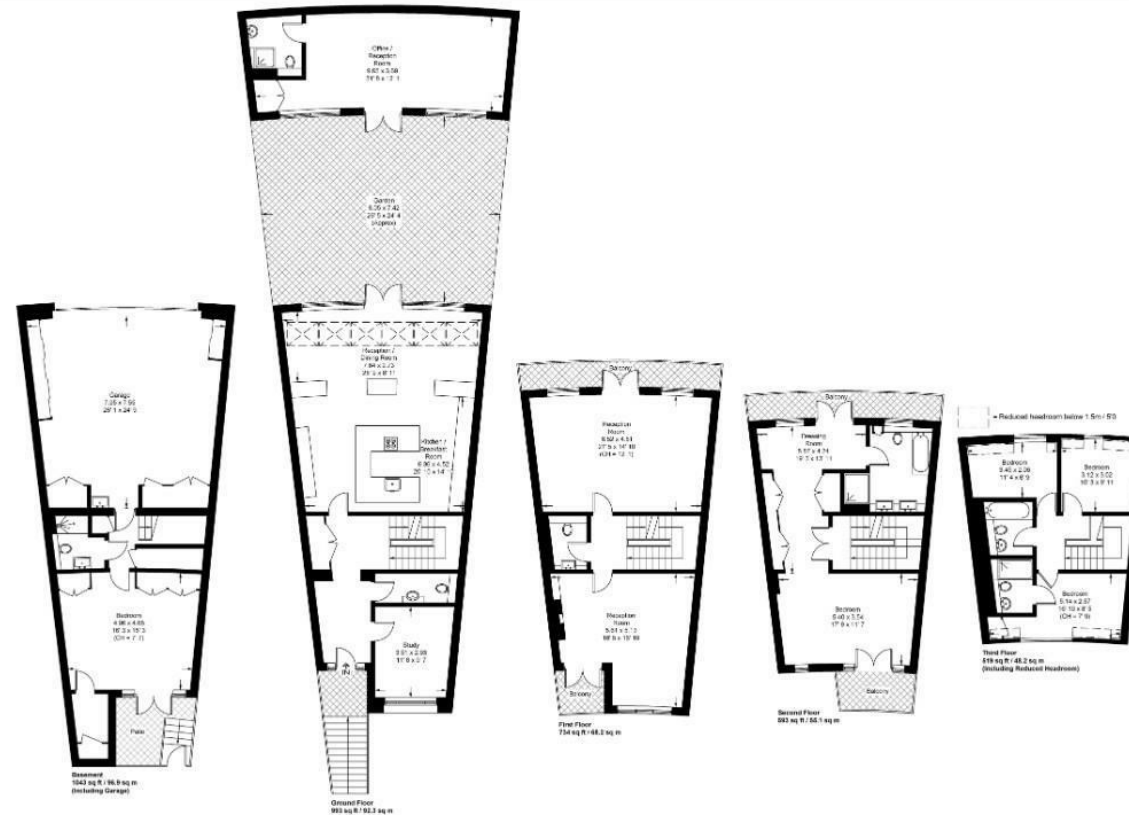
Office = 390 sq ft / 36.2 sq m

Total = 4272 sq ft / 396.9 sq m

Balcony = 245 sq ft / 22.8 sq m

Patio = 86 sq ft / 8 sq m

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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



