



A spectacular and elegant end-of-terrace home overlooking the prestigious Brook Green

21 Brook Green, London, W6

Freehold

savills



- Situated on the sought after Brook Green
- Captivating six bedroom home with abundant character
- Private garage
- Large open plan conservatory kitchen
- Stunning light throughout
- Landscaped south-facing garden
- Side delivery entrance
- Approximately 0.4 miles to Hammersmith Underground Station

Local Information

The house is situated on Brook Green, a very sought-after location, bordering Kensington and Holland Park, just north of Hammersmith Broadway. Brook Green provides excellent commuter routes into central London and out to the countryside. Brook Green is within a short walking distance to top London girls and boys day schools, including St Pauls Girls, St Pauls Boys, Godolphin, Latymer, Jacques Prevert, Colet Court, Bute House, Norland Place, Wetherby and Pembridge Hall schools. There are Chinese, Catholic, and various CoE churches in and around Brook Green.

There are six underground stations and two railway stations within close proximity. Both Hammersmith (approximately 0.4 miles) and Kensington Olympia stations are served by the District Line, Hammersmith Station also provides access to the Piccadilly, Hammersmith & City and Circle Lines. The Central Line is close by at Shepherd's Bush (approximately 0.8 miles). Olympia and Shepherd's Bush stations provide trains to Clapham Junction (journey time approximately 15 minutes). The A4, which runs through Hammersmith, becomes the M4 immediately to the west of town, providing fast access to Heathrow

and out to the West Country, as well as easy access to the M3 to the South Coast. In the other direction, it also provides a quick route into central London and the West End.

There are an excellent variety of local shops, cafes, delicatessens and restaurants in Brook Green Village, plus the renowned Queen's Head pub with enormous beer garden, and close by is Westfield Shopping Centre with its extensive luxury retail, restaurants, leisure facilities, as well as London Overground and other transport facilities. On Brook Green itself are open green spaces, a popular new play park for children, a coffee/refreshments pavilion, 4 tennis courts, and an enclosed dog-run.

About this property

A rare opportunity to acquire a substantial end-of-terrace Victorian family home on Brook Green. This house has been in the same family for over 25 years and has been lovingly restored to create a practical and spacious home—exuding charm and character; perfect for busy family life and elegant entertaining. Enjoying views of Brook Green, this unique home is exquisitely presented and has been finished with premium attention to period detail.



A double grand entrance hall leads into the formal reception room and up to 12-guest dining room with intricate, detailed cornicing, tall ceilings and full-height French doors, and glorious views over Brook Green. Through the hallway are a number of storage cupboards (some hidden) for coats, an elegant guest cloakroom and leads to a converted basement with playroom, larder, utility/laundry room, and substantial storage space, and the hallway leads on to the kitchen. The wonderfully bright, bespoke Nelson Design solid-oak conservatory kitchen with granite worktops and an island has plenty of storage and built-ins, a Wolf Gourmand cooker and an American fridge/freezer. A family dining and sitting area leads out to the beautifully landscaped, mature, south facing garden. There are random-width, hardwood African Walnut floors throughout the ground floor.

The stunning presentation continues through the property: up the windowed grand staircase, the first floor features a fabulous south-facing antique oak-paneled library, a large family bathroom, a bright guest room with views overlooking the Green, and a magnificent landing with stunning views. The second floor has a further three very generously sized bedrooms and a family bathroom. The master bedroom

suite encompasses the entire top floor with a magnificent ensuite bathroom (double sinks and walk-in double shower room), plenty of built-in wardrobe space, and windows on three sides with glorious unobstructed views across and up Brook Green.

7 Victorian fireplaces, 6 wood-burning, 6 with antique surrounds. Wood floors throughout. Original Victorian sash windows. All bathrooms with walls/floors of imported Italian Carera marble and underfloor heating. Side delivery entrance and key lock-box. CCTV/alarm/intercom. Side delivery entrance to garden/kitchen. Garage fitted with remote-controlled door, electricity and hot/cold water.

Tenure
Freehold

Local Authority
Hammersmith and Fulham
London Borough Council

Energy Performance
EPC Rating = D

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Shepherds Bush & Brook Green Office.
Telephone: +44 (0) 203 618 3777.





21 Brook Green, London, W6
Approximate Gross Internal Area 3244 sq ft, 301.4 m²
Eaves Storage 97 sq ft (9 sq m)
Garage 172 sq ft (16 sq m)

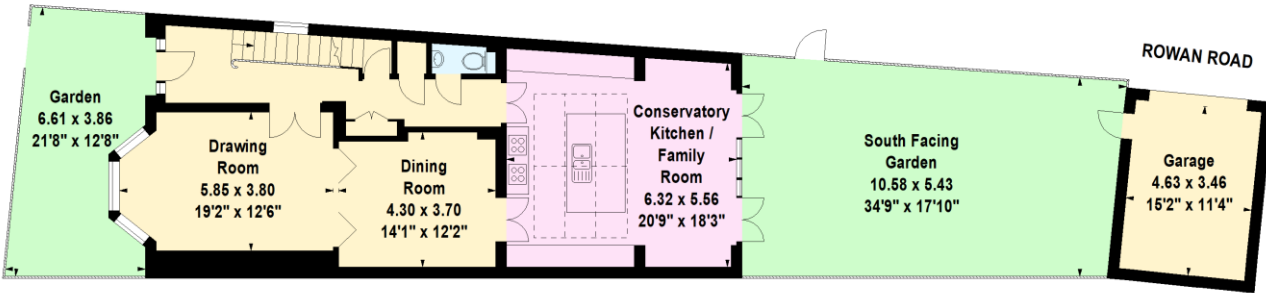
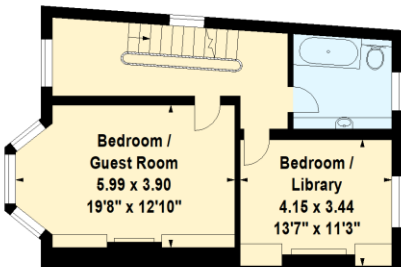
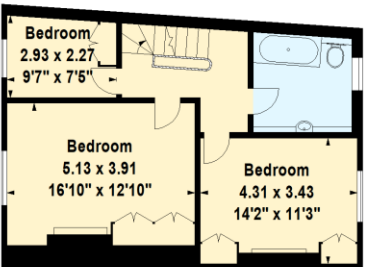
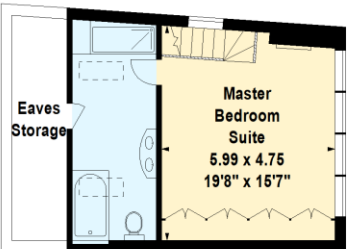
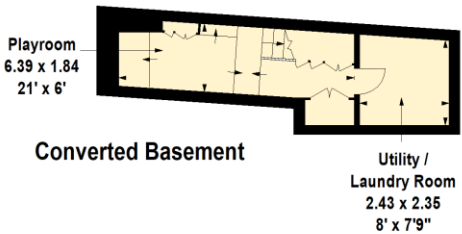
Christopher Bramwell
Shepherds Bush & Brook Green
+44 (0) 203 618 3777
cbramwell@savills.com



Brook Green, W6

Approximate Gross Internal Area 3244 sq ft / 301.4 sq.m
Including Eaves Storage 97 sq.ft / 9 sq.m
Including Garage 172 sq.ft / 16 sq.m

For Identification Only. Not To Scale.
© Mays Floorplans



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	55	73
England, Scotland & Wales	EU Directive 2002/91/EC	

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20190911LCSK

