

## **RUSSELL SIMPSON**

Bright and beautiful four-bedroom  
family home in the heart of  
Brackebury Village

BRACKENBURY GARDENS  
BRACKENBURY VILLAGE W6

# Brackenbury Gardens

£2,650,000

BEDROOMS 4	INTERNAL 2,389 SQ FT	OUTDOOR —	COUNCIL TAX Hammersmith & Fulham, G
BATHROOMS 3	221 SQM	EPC C	TENURE Freehold



## The Property

Delightfully spacious house with light-filled interiors on a quiet residential street

Stepping into the house on the raised ground floor, the front hall has a reception room on one side with high ceilings and a south-facing bay window. On the other side is a sitting room with views over the garden.





## Open-Plan Living

The lower ground floor features a generous living area. This consists of an open-plan kitchen with fitted units, a central island breakfast bar, and a separate dining area. Bifolding French doors open onto the garden, while overhead skylights create a conservatory-like feel, flooding the whole space with light. There is also an informal living room adjacent to the kitchen, perfect as a snug or playroom and a guest WC.

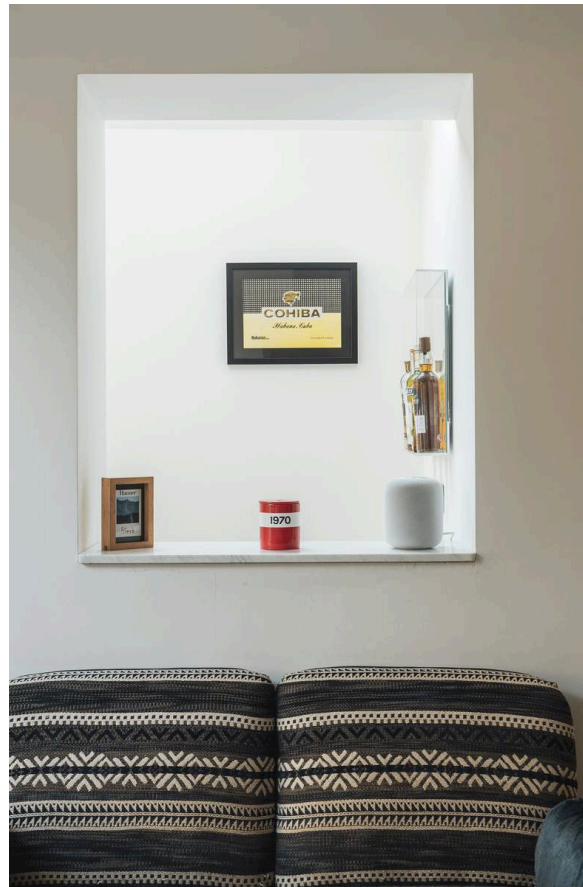
## The Bedrooms

The first floor contains two bedrooms, one of them ensuite, the other with a bathroom next door. The second floor offers two more bedrooms, sharing a bathroom with a bath.



## The Design

The house is decorated in a comfortable, characterful style and presented in very good condition. Wooden floors create a sense of harmony, while adding to the overall brightness.





## Outdoor Spaces

The property includes a large paved rear garden with mature planting and ample space for outdoor entertaining. It is also set back some distance from the pavement, with a front patio adding to the sense of privacy.



## The Neighbourhood

Brackenbury Gardens is a quiet, attractive cul-de-sac in Brackenbury Village. This is a village-like collection of residential streets in Hammersmith, containing cafes, restaurants, independents boutiques and a wealth of schools.

Goldhawk Road station and Hammersmith station are nearby. In addition, the property is equidistant from the peaceful open spaces of Ravenscourt Park, and the buzz of Shepherd's Bush Market.



# Brackenbury Gardens, W6

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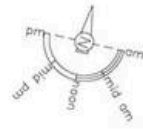
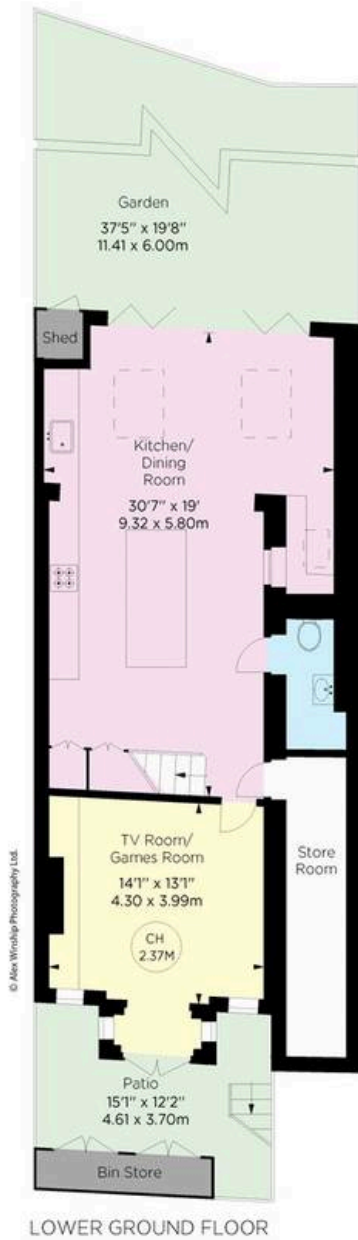
**Approx. gross internal area**  
2389 Sq Ft - 221.94 Sq M  
(Excluding Bin store & Shed)

**Approx. Bin Store & Shed area**  
38 Sq Ft - 3.50 Sq M

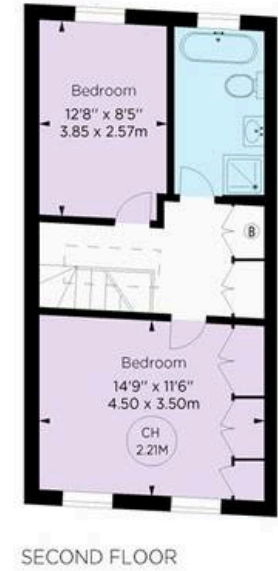
**TOTAL**  
2426 Sq Ft - 225.44 Sq M

**Approx. outdoor area**  
925 Sq Ft - 86 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



Key :  
CH - Ceiling Height



**ALEX WINSHIP**  
Photography

\*This plan is for guidance only, not to scale unless otherwise stated. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



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SIMPSON**

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## Contact Us

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