



Caithness Road W14

finlay  
brewer

# Caithness Road W14

**4/5 DOUBLE BEDROOMS**

**DOUBLE RECEPTION**

**KITCHEN/DINING ROOM**

**2 BATHROOMS (1 EN SUITE)**

**WET ROOM**

**STUDY/TV/MEDIA ROOM/BEDROOM 5**

**WESTERLY GARDEN & ROOF TERRACE**

**GARAGE**

**EPC RATING: E 53**

**COUNCIL TAX BAND: H**

A truly wonderful 4/5 bedroom, semi-detached early Victorian, Villa-style, stucco-fronted residence with excellent living/entertaining space over 2 floors, a fabulous westerly garden, a roof terrace and a garage with rear access via Applegarth Road. The elegant, formal double reception with 2 feature fireplaces and impressive floor-to-ceiling bay window to the front occupies the raised ground floor. There are tall glass French doors from the rear of the reception which open onto a very generous paved terrace with glass balustrade which overlooks the garden. Steps lead down to the full-width natural lower ground floor which has been extended to provide a generous study/TV/Media room to the front; a wet room and walk-in pantry to the centre; and the contemporary galley-style kitchen off to the side where there is side access. The full-width dining/family room is to the rear with glass sliding doors opening onto the deep, paved and walled garden which is arranged over 2 levels with raised planted borders. There is a garage to the rear of the garden with direct access onto Applegarth Road behind. There are 4/5 bedrooms, 2 bathrooms (1 en suite) and a guest cloakroom on the upper floors including the principal bedroom suite which is to the front of the first floor. This handsome and rather special family house of approximately 2,700 sq ft (to be confirmed) has a plethora of period features and offers the potential to upgrade to one's own personal taste and style. It is located on the much sought-after Caithness Road and appears to be in good order throughout. This elegant villa commands a premium given its rarity value as there is a limited number of such special/trophy houses in and around Brook Green.

**PRICE GUIDE £3,250,000**  
**FREEHOLD**

**SUBJECT TO CONTRACT**



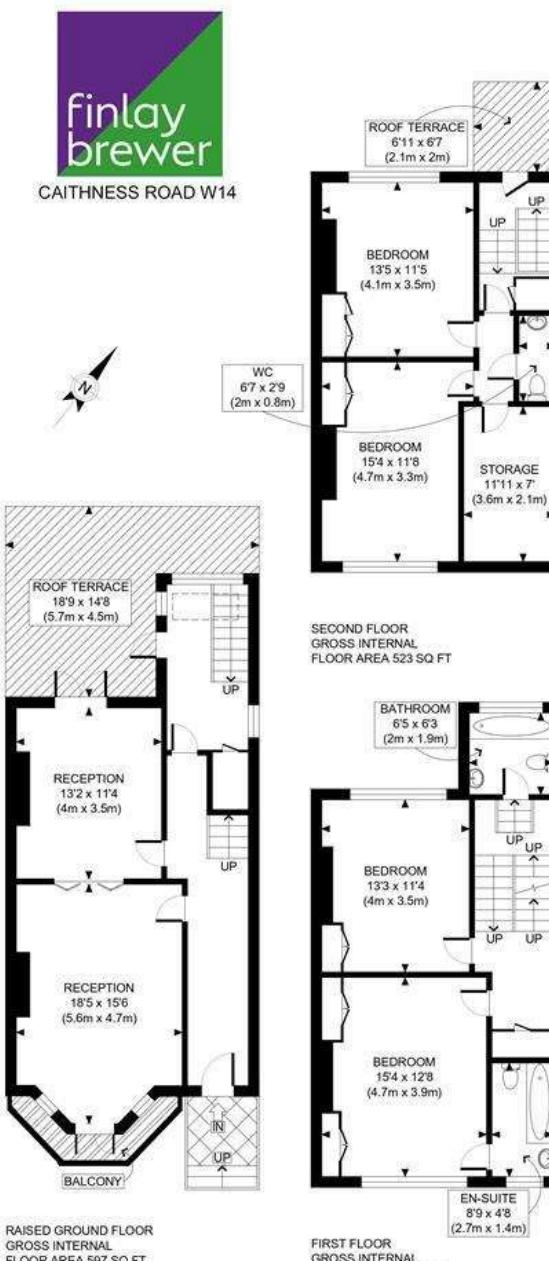








LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 844 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 558 SQ.F.

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 2729 SQ FT/ 254 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 2522 SQ FT/ 234 SQM

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