



Bolingbroke Road W14

finlay
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Bolingbroke Road W14

5/6 BEDROOMS
DOUBLE RECEPTION
KITCHEN / BREAKFAST ROOM
UTILITY ROOM
STUDY / BEDROOM 6
PRINCIPAL BEDROOM SUITE
3 BATHROOMS (1 EN SUITE)
PRIVATE GARDEN
EPC RATING C 71
COUNCIL TAX BAND G

A fabulous 4/5 bedroom, extra wide late Victorian end of terrace house with 2 floors of very good living/entertaining space and a wonderful garden. The lower ground floor is open from front to back on one side and naturally leads onto the garden which is initially paved with steps up to a lawned area with mature shrubs. There is a generous utility room/guest cloakroom on this floor. The high ceilinged double reception spans the length of the ground floor, has 2 feature fireplaces, a box bay with partly stained glass windows and large sash window to the rear overlooking the garden. There is also a study/bedroom 6 to the rear of this floor with French doors to a balcony and spiral staircase down to the garden. There are 5 further double bedrooms; 2 bathrooms (1 en suite) on the upper floors including the principal bedroom suite which occupies the entire 2nd floor. This well-configured and well-presented handsome house has a great feel and provides excellent flexibility to suit the needs of the prospective buyer(s).

PRICE GUIDE £2,600,000
FREEHOLD

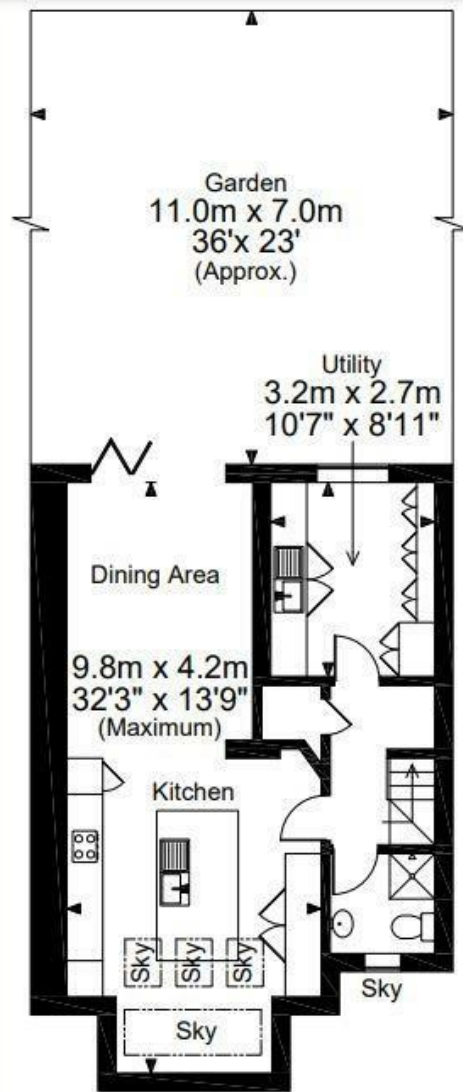
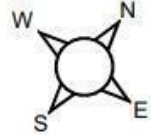
SUBJECT TO CONTRACT



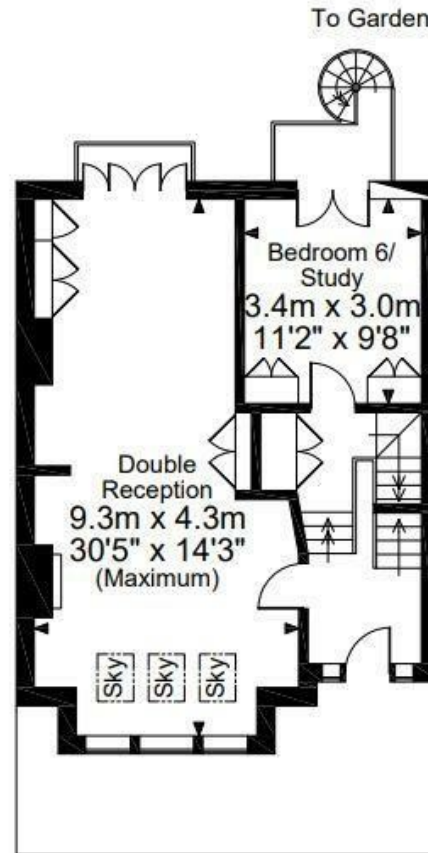




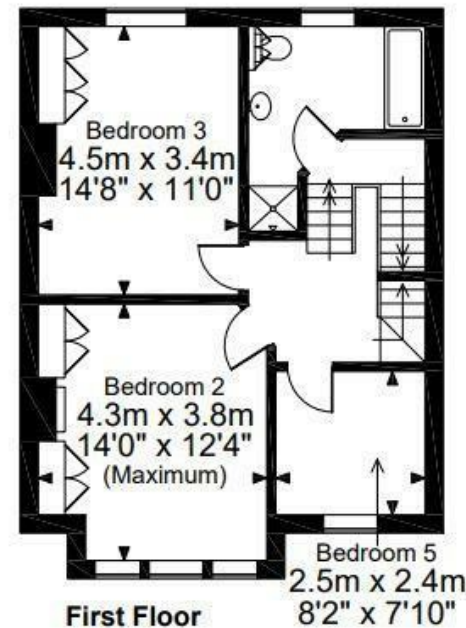
Bolingbroke Road, W14
Approximate Gross Internal Area
2113 Sq Ft/197 Sq M
Restricted Head Height = 217 Sq Ft/20 Sq M
Total = 2330 Sq Ft/217 Sq M



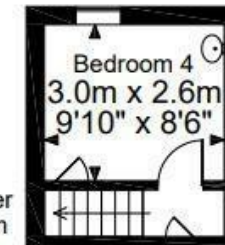
Lower Ground Floor



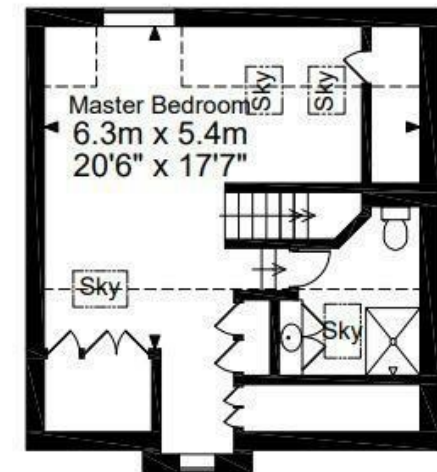
Ground Floor



First Floor



**Level Between
First & Second Floor**



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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