



Bolingbroke Road W14

finlay  
brewer

# 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).

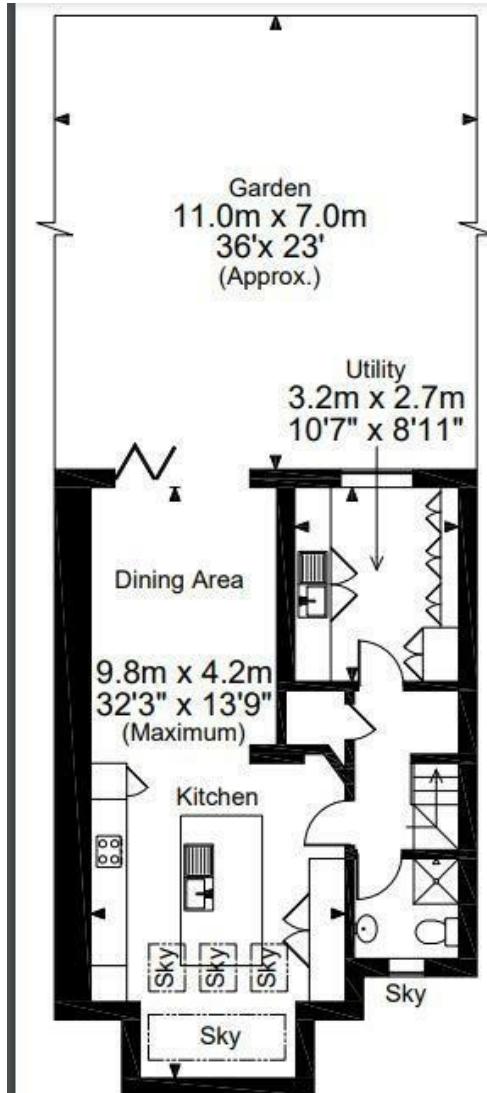
**PRICE GUIDE £2,600,000  
FREEHOLD**

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**

