

# FLETCHERS

## ESTATE AGENTS



### Bolingbroke Road, W14

£2,400,000

A substantial, exposed brick, Victorian family home on a quiet residential street in one of the most attractive and sought after locations in Brook Green. Arranged over four floors with a private garden to the rear, the property offers almost 2,200sqft of living space and would make a wonderful home for a young family looking to settle in the area.

On the ground floor you have an attractive, bay-fronted, double reception room with excellent ceiling height. The hall leads through into a further large room that works well as a separate office/study. The double reception room retains much of the charm of the period with original ceilings and cast iron fireplaces with decorative tiles. On the lower ground floor, you have an impressive, open-plan kitchen/living area complete with white cabinetry, quartz surfaces, high spec fitted appliances and an attractive kitchen island with wooden countertop. There is plenty of space for a dining table and bespoke storage built in throughout this space meaning it could also work well as a family room suiting modern tastes. A set of bi-folding doors allows the seamless integrating of the outside and provides access to a private, walled garden. There is also a guest W/C on this floor.

On the first floor, you have a generous master bedroom complete with its own en-suite bathroom and plenty of built in storage. On this floor there is a further double bedroom again complete with built-in storage and a family bathroom with metro style tiling. Off of a half landing you have a further double room that overlooks the garden to rear. On the second floor, you have a lovely spacious double room converted into the loft space. This room also has use of its own en suite bathroom and further storage in the eaves.

This excellent home is offered to the market in brilliant condition throughout and with no onward chain.

Bolingbroke Road is a popular tree lined street in Brook Green. Superbly positioned for easy access to the green open spaces of both Brook Green and Holland Park. The area boasts three excellent pubs, as well as highly-rated schools and nurseries. The property is also excellently positioned for the amenities, bars and restaurants of Westfield Shopping Centre, in addition to the independent, eclectic boutiques, coffee shops and restaurants of Blythe Road. It is under a mile from Shepherds Bush Station (Central and Overground Lines) and an even shorter walk to Kensington Olympia (Overground). The property is also well positioned to benefit from the redevelopment of Olympia, scheduled to open in 2025.

• Substantial VictorianFamilyHome • No Onward Chain • Exception Condition • Quiet Tree Lined Street • Heart of Brook

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Total area (approx.): 198.0 sq. m (2,131.2 sq. ft)  
(Including Basement / Excluding Eaves)

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