



Caithness Road W14

finlay
brewer

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4 DOUBLE BEDROOMS

DOUBLE RECEPTION

KITCHEN/BREAKFAST ROOM

FAMILY ROOM

DINING ROOM

3 BATHROOMS (ALL EN SUITE)

STUDY

GARDEN ROOM/STUDIO/LIBRARY

UTILITY ROOM/GUEST CLOAKROOM

COUNCIL TAX BAND H

A truly fantastic flat-fronted Victorian 4 double bedroom house with two floors of excellent living/entertaining space and a wonderful detached garden room/studio/library.

There is an elegant double reception on the raised ground floor with 2 Limestone fireplaces and leads naturally into a study at the rear. The lower ground floor has been opened up to create a fabulous high ceilinged kitchen/breakfast room with Crittal doors and windows onto the paved garden. There is also a stunning dining room which has high pocket doors to separate it from the family room and kitchen/breakfast room if and when required. Additionally there is a utility room and guest cloakroom on this floor. There are 4 double bedrooms on the upper floors, including the amazing principal bedroom suite which occupies the entire first floor, and 3 en suite bathrooms. This cleverly configured house oozes contemporary style, has a fabulous feel and can be moved into without further expense.

Previous photos used

**PRICE GUIDE £3,250,000
FREEHOLD**

SUBJECT TO CONTRACT







Caithness Road, W14

Approximate Gross Internal Area 239 sq m / 2573 sq ft
(Including Restricted Head Height of 6 sq m / 65 sq ft)
(Excluding Eaves Storage of 7 sq m / 75 sq ft)

Excluding Garden Studio : 25 sq m / 269 sq ft
and Storage : 5 sq m / 54 sq ft

Under 1.5m head height



Floor Plan produced for Finlay Brewer by Mays Floorplans ©. Tel 020 3367 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable
This Floorplan has been prepared in accordance with the current edition of the RICS code of measuring practice.