



Sterndale Road W14





# Sterndale Road W14

**5 DOUBLE BEDROOMS  
RECEPTION  
KITCHEN/DINING ROOM  
MEDIA ROOM  
PRINCIPAL BEDROOM SUITE  
4 BATHROOMS  
STUDY  
WALLED SOUTHERLY GARDEN  
EPC RATING C 69  
COUNCIL TAX BAND G**

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A wonderful 5/6 bedroom 4 bathroom Victorian terraced house with very good and flexible living/entertaining space over the ground and lower ground floors and a walled and paved southerly garden. The elegant reception is to the front with bay window, feature fireplace with wood burner and dwarf cupboards opening into the dining room which has double French doors to the hallway. The dining room in turn opens into the contemporary full width Leicht kitchen to the rear which has extensive units and fully integrated Miele appliances, a stone tiled floor and a Crittall-style French door to the garden. There is a generous TV/Media/Playroom/2nd Reception in the lower ground floor with French doors and windows to a lightwell to the front of the property; a large shower room; utility room and additional laundry room with excellent built in storage. There are 5 bedrooms and 4 bathrooms on the upper floors including the fabulous principal bedroom suite which occupies the first floor and is complete with dressing area and en suite bathroom. The two bedrooms in the top floor are cleverly designed with pocket doors dividing the rooms so it could be used as a large bedroom/studio area if preferred. This truly turnkey property occupies a prime position on Sterndale Road being one of the few houses on the south side that backs immediately onto a wonderfully manicured communal garden.

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**PRICE GUIDE £3,250,000  
FREEHOLD**

**SUBJECT TO CONTRACT**











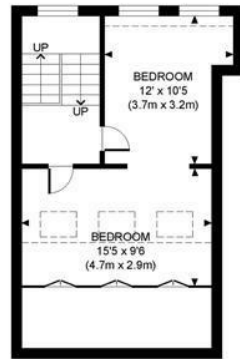




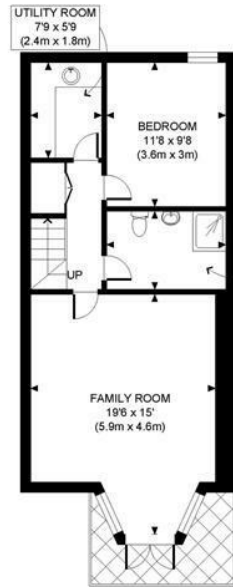




STERNDALE ROAD, W14



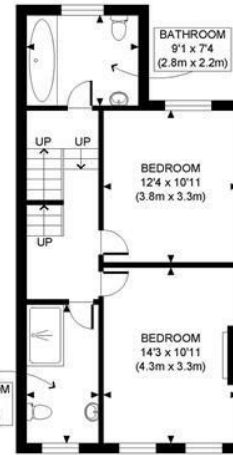
THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 423 SQ FT



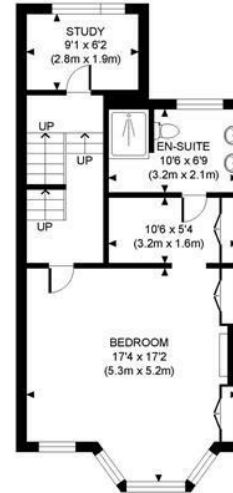
LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 566 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 658 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 534 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 557 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 2738 SQ FT/ 254 SQM

**PROPERTY PHOTO PLANS** .CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.