



Bolingbroke Road W14



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5 DOUBLE BEDROOMS

RECEPTION

RECEPTION 2/LIBRARY/STUDY

FULL WIDTH KITCHEN/BREAKFAST/FAMILY ROOM

MEDIA/PLAYROOM/BEDROOM 5

4 BATHROOMS (3 EN SUITE)

UTILITY ROOM

GUEST CLOAKROOM

EPC RATING C 69

COUNCIL TAX BAND G

A truly sensational completely refurbished extra wide and extended 5 double bedroom Victorian terraced house which has excellent living/entertaining space over 2 floors and a private walled garden. The extra large ground floor reception is accessed from the generous entrance lobby via double high wood doors and has a treble sash window to the front; bespoke cabinetry; an extra wide log burner to the front and stylish Crittall doors and windows open into the full width custom-built reception 2/library/study to the rear which has 2 large sash windows overlooking the garden. Stairs lead down to the lower ground floor kitchen/breakfast/family room with marble-topped island and work surfaces, abundant built in storage with full width sliding glass doors onto the private walled garden which is part tiled/part lawned with built-in seating. There is a guest cloakroom, utility room and guest bedroom/media/playroom with en suite shower room to the front of this floor. There are 4 double bedrooms and 3 bathrooms (2 en suite) on the upper floors including the impressive principal bedroom suite located to the rear of the first floor with abundant built-in cupboards and a truly exceptional en suite bathroom. This stunning family house of approximately 2370 sq ft has been refurbished and extended to exacting standards, is cleverly and thoughtfully configured and simply oozes contemporary style throughout.

PRICE GUIDE £3,350,000

FREEHOLD

SUBJECT TO CONTRACT











BOLINGBROKE ROAD, W14



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 2476 SQ FT/ 230 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 2371 SQ FT/ 220 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.