



Bolingbroke Road W14



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2 DOUBLE BEDROOMS
RECEPTION / KITCHEN
BREAKFAST ROOM / SUN ROOM
2 EN SUITE BATHROOMS
STORAGE || SUMMER HOUSE
SOUTHERLY GARDEN
EPC RATING: C 73
COUNCIL TAX BAND: D
LEASE LENGTH: 980 YRS APX
SERVICE CHARGE: £2,000 PA APX

A very generous 2 double bedroom, 2 bathroom lateral apartment situated on the lower ground floor of an imposing Victorian conversion. The generous open plan reception/kitchen/dining room offers very flexible living and entertaining space and is wonderfully bright due to the glass rear extension with doors leading to the split-level decked garden.

The principal bedroom suite to the front of the property benefits from a fully tiled contemporary en-suite shower room, good built-in wardrobes and a bay window. The property also features a well-proportioned second double bedroom, while the family bathroom is located at the front of the property.

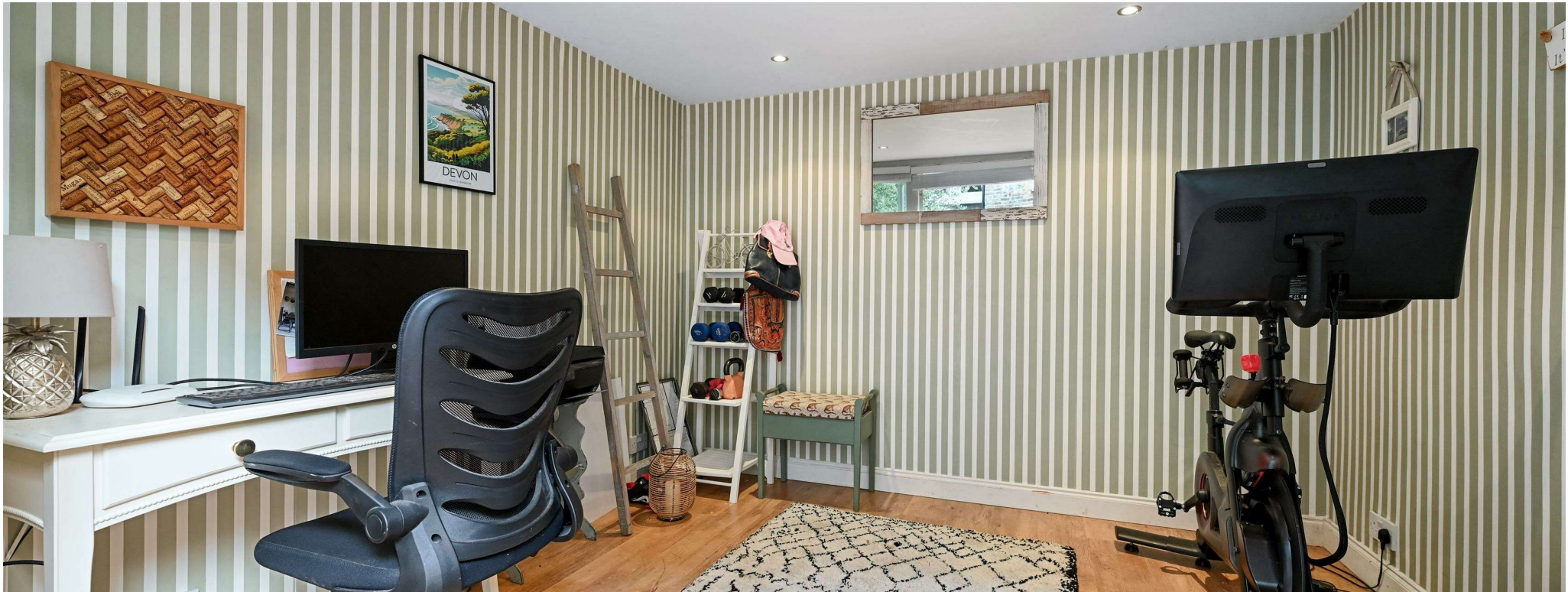
This property, extending to approximately 924 sq ft, appears to be in very good order, with wood flooring and excellent built-in storage throughout. The property further benefits from a versatile summer house/home office at the rear, providing an excellent separate workspace away from the main flat and making it ideally suited to modern home working.

PRICE GUIDE £875,000
LEASEHOLD - SHARE OF FREEHOLD
SUBJECT TO CONTRACT











BOLINGBROKE ROAD, W14



APPROX. GROSS INTERNAL FLOOR AREA WITH STORAGE/SUMMER HOUSE: 1094 SQ FT/ 102 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STORAGE/SUMMER HOUSE: 924 SQ FT/ 86 SQM

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.