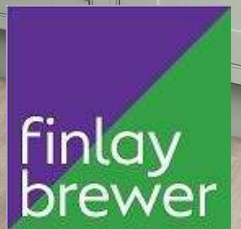




Lakeside Road W14



# Lakeside Road W14

4/5 BEDROOMS

2 RECEPTIONS

KITCHEN / DINING / BREAKFAST ROOM

2ND RECEPTION / MEDIA ROOM

2 BATHROOMS & SHOWER ROOM (1 EN SUITE)

STUDY / BEDROOM 5

2 GUEST CLOAKROOMS || UTILITY & BOOT ROOM

FRONT COURTYARD & PAVED GARDEN

EPC RATING: C 74

COUNCIL TAX BAND: C

A sensational, newly refurbished and extended Victorian stucco-fronted terraced house offering 4/5 bedrooms, exceptional living and entertaining space, and a secluded walled garden. Arranged over raised ground, lower ground and upper floors, this elegant home combines classic proportions with contemporary design.

The raised ground floor features a welcoming hallway with tall double doors opening into a formal front reception room with a box bay window, feature fireplace, and bespoke built-in shelving with cupboards below. A second reception/media room sits to the rear, enjoying garden views through a large sash window, alongside a utility room and guest cloakroom.

The extended lower ground floor provides a stunning open-plan living, dining and entertaining space running from front to back. At the front is a bespoke, hand-painted kitchen with a three-metre stone-topped island, extensive integrated Neff appliances, Quooker tap, wine fridge, and full-height fridge and freezer. Banquette seating sits beneath the bay window, while the rear family and dining area centres around a wood-burning stove within a contemporary micro-cement fireplace. Full-width sliding glass doors open onto the private paved garden with raised planted borders. Additional storage and a second guest cloakroom are also located on this level.

The upper floors comprise four generous double bedrooms, a study or fifth bedroom, and three bathrooms. The entire first floor is dedicated to an impressive principal suite, featuring a front bay window, wall of bespoke panelled wardrobes, dressing room, and a luxurious en suite with walk-in shower, double vanity, standalone bath, and discreet WC.

Extending to approximately 3,029 sq ft, this turnkey family home has been meticulously refurbished to exacting standards, offering chic, contemporary living with no further expense required.

**PRICE GUIDE £2,800,000**  
**FREEHOLD**

**SUBJECT TO CONTRACT**



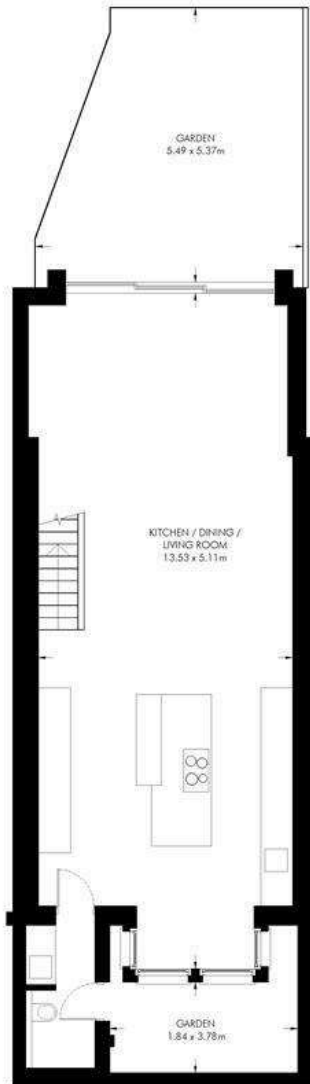




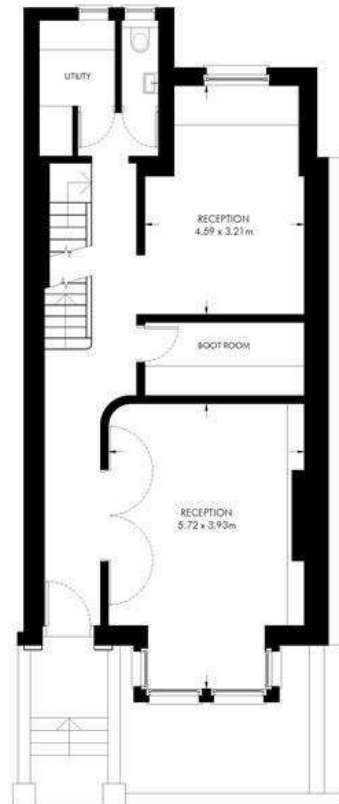




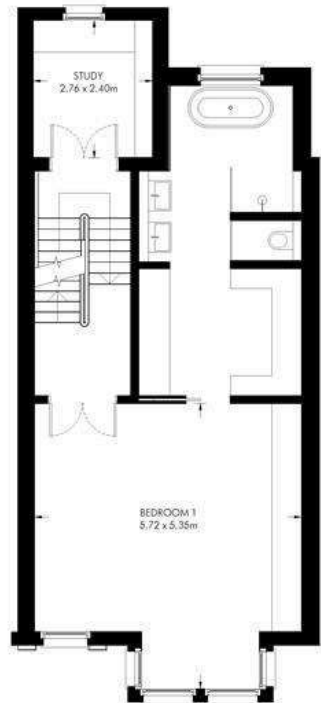
Approximate Gross Internal Area: 281 sq m / 3029 sq ft  
(Including Restricted Head Height of Approximately 4 sq m / 43 sq ft)  
(Excluding Eaves Storage of Approximately 9 sq m / 97 sq ft)



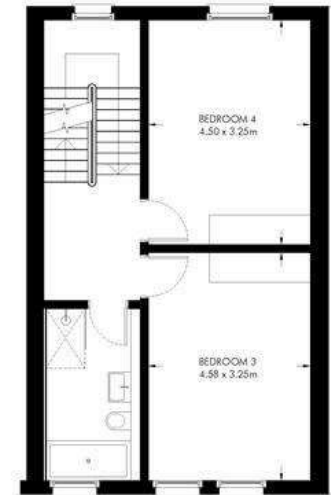
Lower Ground Floor  
70.0 sq m / 753 sq ft



Upper Ground Floor  
61.7 sq m / 664 sq ft



First Floor  
63.5 sq m / 684 sq ft



Second Floor  
49.4 sq m / 532 sq ft



Third Floor  
36.8 sq m / 396 sq ft