



Bolingbroke Road W14



Bolingbroke Road W14

5 DOUBLE BEDROOMS

DOUBLE RECEPTION

KITCHEN / BREAKFAST ROOM

3 BATHROOMS (1 ENSUITE SHOWER ROOM)

MEDIA ROOM || UTILITY ROOM

ROOF TERRACE || STORAGE

PAVED & LAWNED GARDEN

GUEST CLOAKROOM

EPC RATING: C 69

COUNCIL TAX BAND: G

A fabulous, refurbished and extended 5 bedroom mid terrace Victorian house with excellent living/entertaining space over 2 floors, a south-easterly garden and roof terrace. The double reception on the ground floor has a bay window to the front; feature fireplace; herringbone wood floor and bespoke built-in cupboards with an integrated 'bar' area to the rear of the room and is accessed via stunning floor-to-ceiling Crittall windows and door from the hallway. Steps lead down to a pocket door which opens into the full-width custom-built kitchen/breakfast room which has excellent built-in storage, large-tiled floor and marble-topped island. There are floor-to-ceiling glass sliding doors onto the garden which is initially decked then 'London lawned'. Stairs lead down to the lower ground floor which has been excavated to create a wonderful TV/media/family room to the front with floor-to-ceiling glass door and windows to the front lightwell, wood floor and built-in media unit. There is also a utility room and guest cloakroom on this floor. There are 5 bedrooms, 3 bathrooms and a study/bedroom 5 on the upper floors including the fabulous principal bedroom suite which occupies the entirety of the top floor with open plan en suite shower room and glass sliding doors onto a wonderful decked roof terrace. This beautifully presented property of apx 2,082sq ft has been refurbished and extended to a high specification and can be moved into without further expense.

PRICE GUIDE £2,300,000
FREEHOLD

SUBJECT TO CONTRACT

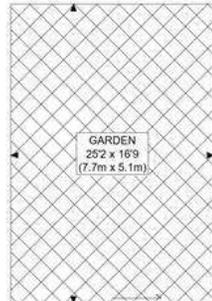




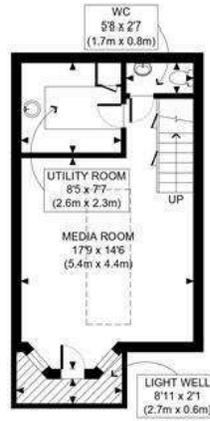








GARDEN
25'2" x 15'9"
(7.7m x 5.1m)



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 353 SQ. FT



LOWER SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 244 SQ. FT



BOLINGBROKE ROAD, W14



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 637 SQ. FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 563 SQ. FT



UPPER SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 393 SQ. FT.
FLOOR AREA WITHOUT EAVES STORAGE 285 SQ. FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 2190 SQ. FT/ 203 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 2092 SQ. FT/ 193 SQM

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