



Bolingbroke Road W14



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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 £2,200,000
FREEHOLD

SUBJECT TO CONTRACT













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