



**Bolingbroke Road
W14**



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4 BEDROOMS

DOUBLE RECEPTION

KITCHEN/BREAKFAST/FAMILY ROOM

3 BATHROOMS (2 EN SUITE)

STUDY

GUEST CLOAKROOM

WESTERLY LAWNED GARDEN

EPC RATING D 64

COUNCIL TAX BAND G

A wonderful 4 bedroom wider than average Victorian terraced house with excellent living/entertaining space over 2 floors and generous walled garden. The impressive double reception occupies the ground floor and has 2 feature fireplaces, a panelled ceiling, wood floor and a box bay window to the front. There is a study to the rear of this floor with French doors to a Juliet balcony overlooking the garden. The lower ground floor has been opened up from front to back with the kitchen to the front and dining/family room overlooking the garden which is initially paved with steps leading up to a raised lawned area. There is also a guest cloakroom and excellent built-in storage. There are 4 bedrooms and 3 bathrooms (2 en suite) on the upper floors with good built-in cupboards throughout. This well-configured, handsome house of apx 2,170 sq ft is flooded with light, has abundant storage and occupies an excellent position on this popular tree-lined residential road in the heart of Brook Green.

PRICE GUIDE £2,400,000

FREEHOLD

SUBJECT TO CONTRACT











BOLINGBROKE ROAD, W14



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 2169 SQ FT/ 202 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 2120 SQ FT/ 197 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.