



Caithness Road W14



# Caithness Road W14

**4 DOUBLE BEDROOMS**

**DOUBLE RECEPTION**

**KITCHEN / BREAKFAST / DINING ROOM**

**FAMILY ROOM**

**1 BATHROOMS & 2 EN SUITE SHOWER ROOMS**

**GUEST CLOAKROOM**

**UTILITY ROOM**

**GARDEN**

**EPC RATING C 69**

**COUNCIL TAX BAND G**

A truly wonderful and impressive 4 double bedroom Victorian house with excellent living/entertaining space over 2 floors and a secluded paved garden. The elegant high-ceilinged double reception on the raised ground floor has tall double doors from the entrance hall; 2 feature fireplaces; a bay window to the front and treble sash window to the rear overlooking the garden. The lower ground floor is open from front to back with a full width TV/media/family room to the front with French doors and windows to the lightwell, a guest cloakroom and built-in cupboards and shelving; the kitchen is positioned to the centre and is open to the stairs with a central island and abundant built-in cupboards and integrated appliances. The dining area is to the rear where there is a wonderful vaulted ceiling and glass folding doors onto the deep, paved and walled garden which has built-in seating areas and raised beds with mature shrubs. There are 4 double bedrooms, 3 bathrooms and a utility room on the upper floors including the sensational principal bedroom suite which occupies the entire first floor complete with dressing area and en suite bathroom. This elegant family house of approximately 2,350 sq ft provides a great balance of flexible living/entertaining space and bedroom accommodation and is situated on arguably the most coveted residential street on the north side of Brook Green.

**PRICE GUIDE £2,650,000**  
**FREEHOLD**

**SUBJECT TO CONTRACT**



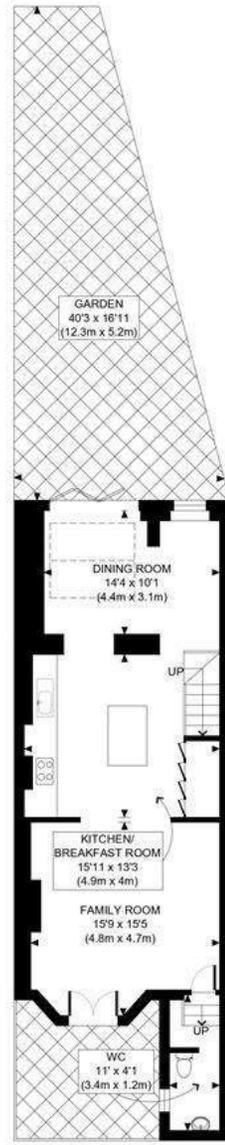




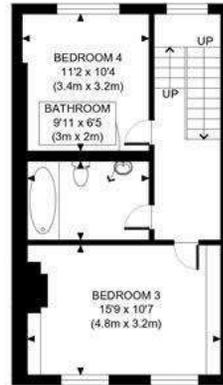




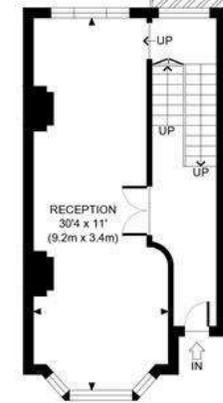
CAITHNESS ROAD, W14



LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 683 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 476 SQ FT



RAISED GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 424 SQ FT



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH EAVES STORAGE 423 SQ FT  
FLOOR AREA WITHOUT EAVES STORAGE 304 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 463 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 2469 SQ FT/ 229 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 2350 SQ FT/ 218 SQM

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