



'brook green's favourite estate agents'

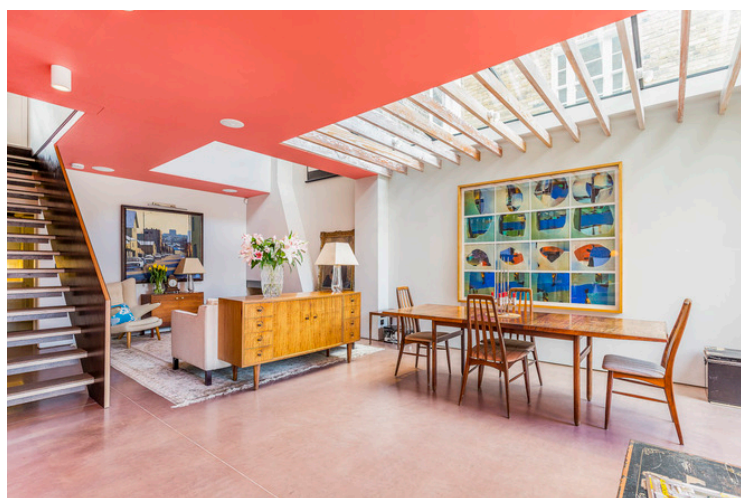
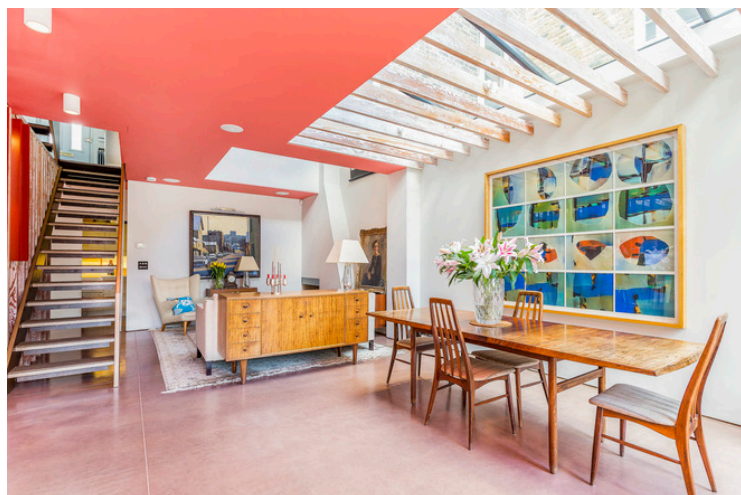
FINLAY
BREWER

Caithness Road, Brook Green, W14 £2,600 per week, For long let



A wonderful contemporary Caithness Villa that has been completely rebuilt and refurbished to the highest specification within the last 2 years.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	75
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		63	67
England, Scotland & Wales		EU Directive 2002/91/EC	

Caithness Road
Approximate gross internal area
280 sq m / 3014 sq ft
Out Building: 2 sq m / 22 sq ft



Floor Plan produced for Finlay Brewer by Mays Floorplans ©. Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

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Long Description

A wonderful contemporary Caithness Villa that has been completely rebuilt and refurbished to the highest specification within the last 2 years. Architecturally designed, detailing includes Lazenby polished concrete flooring, Dinesen solid wood flooring, hand built kitchen with gaggenau and miele appliances. The raised ground floor comprises a formal reception and large study. Stairs lead up to a bedroom and en suite shower room on the half landing, whilst the entire first floor is dedicated to the master suite of bedroom and large dressing room and bathroom. The second floor has a family bathroom to the half landing and 2 large double bedrooms off a spacious second landing. The lower ground floor has an entrance to the front, boot/coat area and a playroom/bedroom 5 to the front with an en suite shower room. There is also a guest cloakroom and a separate utility room. To the rear is a splendid kitchen/dining/family room. The bespoke kitchen with polished concrete worktops is to one side of the full width area, with adaptable areas of breakfast, dining, living, and sofa areas –it is the most fabulous space, together with a winter fireplace area, and huge picture window area overlooking the garden. To either side are full height extra wide glazed doors leading to the patio outdoor bbq/dining area, with steps up to the easy grass lawn. Available mid August.

Administration fee £150 inc VAT per person, other costs apply. For more information go to: www.finlaybrewer.co.uk/property-management/tenant-fees-and-costs/