



Caithness Road W14

**FINLAY
BREWER**

Caithness Road W14

**3 Double Bedrooms
Reception
Kitchen/Breakfast Room
Bathroom
En Suite Shower Room
Under Eaves Storage
Balcony
Garden
EPC Rating C 70**

A truly wonderful three double bedroom maisonette with good living/entertaining space on the first floor, a balcony and garden.

The high ceilinged full width reception has a cast iron fireplace and solid wood floor. The contemporary kitchen/breakfast room is to the rear of this floor. There are two double bedrooms both with built-in cupboards on the second floor in addition to a family bathroom. The top floor offers a further double bedroom, en suite shower room, concertina doors onto the railed and decked balcony plus extensive under eaves storage. This bright and spacious property is flooded with light and has a great feel. It's a MUST SEE!

**GUIDE: £1.25M
LEASEHOLD**

SUBJECT TO CONTRACT
LEASE: APX 94 YEARS
SERVICE CHARGE: APX £350 PA
INC GROUND RENT: APX £10 PA
INC BUILDING INSURANCE APX £300 PA





Approximate Gross Internal Floor Area Including Eaves Storage 1,500 Sq Ft/139 Sq M
 Approximate Gross Internal Floor Area Excluding Eaves Storage 1,367 Sq Ft/127 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.