

Number Fourteen

— LANGHAM PLACE —



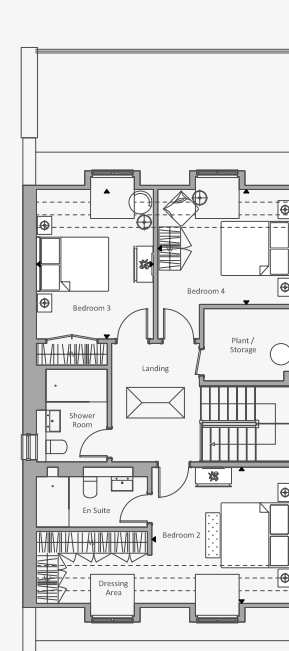
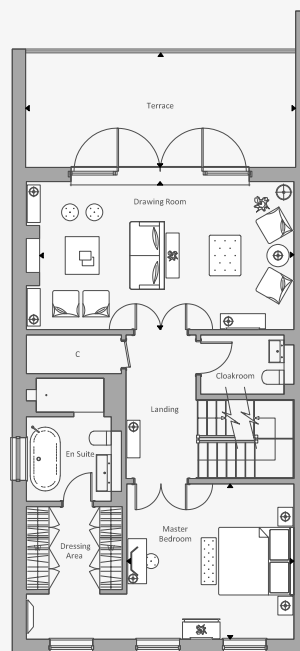
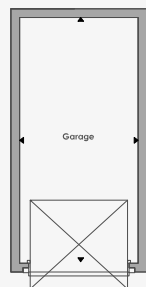
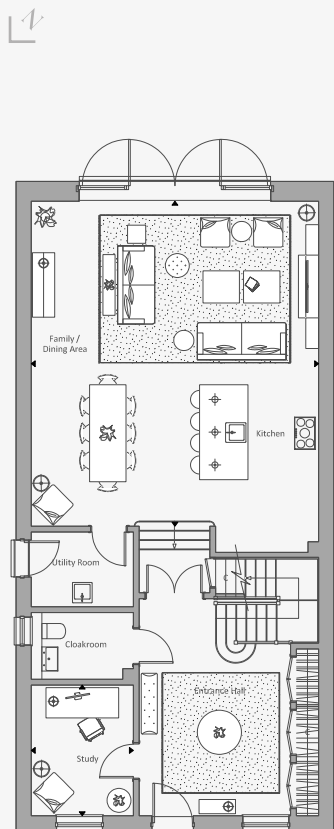
AN IMPRESSIVE SEMI-DETACHED HOME
THAT IS UNDENIABLY STYLISH,
VERSATILE AND SPACIOUS.



Leading from the very generous entrance hall (with its fantastic wall of built-in storage), is a good-sized study plus double doors opening into the expansive kitchen, dining and family room, with French doors leading to the garden. There is also a separate utility room with outside access. The elegant drawing room is on the first floor with French doors to the terrace. The master bedroom suite is also on this floor and benefits from a furnished dressing area and en suite bathroom. On the second floor are three further generous double bedrooms (one with en suite and dressing area), plus a shower room.

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GROSS INTERNAL AREA* 296.03m² 3,186 sq ft²

GROUND FLOOR

Kitchen/Living/Dining Area	7.11m x 8.04m	23'4" x 26'5"
Study	2.52m x 3.23m	8'4" x 10'7"
Garage	2.93m x 6.08m	9'6" x 19'9"

FIRST FLOOR

Drawing Room	7.11m x 3.93m	23'4" x 12'1"
Master Bedroom	4.44m x 4.13m	14'7" x 13'7"
Terrace	7.18m x 3.05m	23'5" x 10'0"

SECOND FLOOR

Bedroom 2	3.91m x 3.42m	12'1" x 11'3"
Bedroom 3	3.23m x 3.79m	10'8" x 12'5"
Bedroom 4	3.75m x 2.83m	12'4" x 9'4"

INCLUDED Garage and driveway parking. Provision for electric car charging points.