

Shaw & Co  
ESTATE AGENTS

£850,000

Mornington Avenue

London, W14 8UJ



## PROPERTY SUMMARY

Located on a popular and sought after residential road in West Kensington. This spacious lower ground floor flat boasts 3 bedrooms, 3 bathrooms, spanning over 790 square feet of generous living space, consisting of lounge, separate kitchen, three en-suites to all bedrooms with a separate guest w/c. Further benefits include security entry phone system and private off-street allocated parking.

Mornington Avenue is conveniently located, offering easy access to tube links for effortless travel around London. Whether you're commuting to work or exploring the city's vibrant attractions, you'll find West Kensington's tube links just a stone's throw away. Additionally, the area itself exudes charm, with an array of local amenities, parks, and eateries nearby, making it a highly sought-after location for modern living.

Lease Remaining: 982 years  
Service Charge: £1,100 p.a.

3



3



1



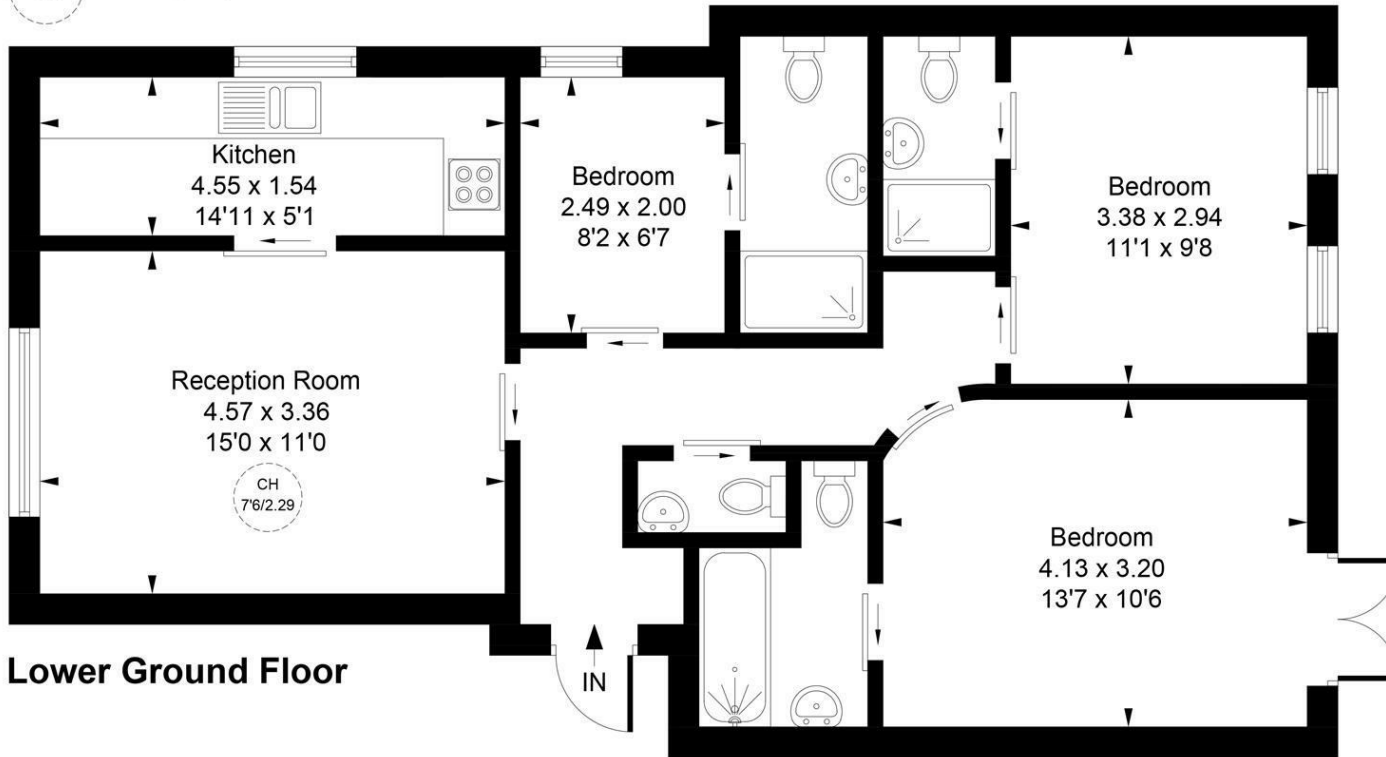




Approximate Gross Internal Area  
73.53 sq m / 791 sq ft



CH = Ceiling Height



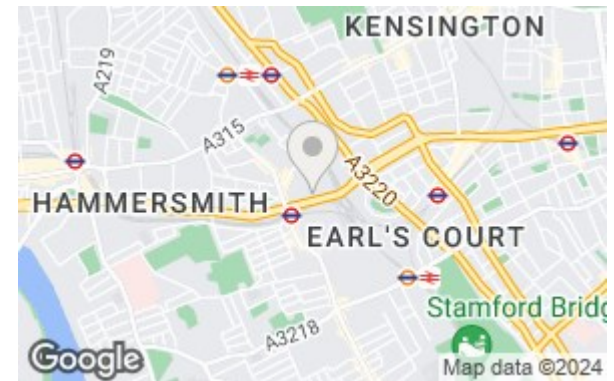
**LOCAL AUTHORITY**

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 45                      | 55        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

© Vizion Property Marketing Produced for Shaw & Co.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**

Whitton  
Twickenham  
TW2 7LT

**OFFICE DETAILS**

0208 894 3646  
whitton@shawandcoestates.com