



**17A, Comeragh Road, West Kensington, London, W14 9HP**

**Offers In Excess Of £550,000**

Property Description:

Share of Freehold - Offers in Excess of £575,000

Welcome to this charming and refurbished 2-bedroom, 1-bathroom lower ground floor flat located on the highly sought-after Comeragh Road, W14. This delightful home offers the perfect blend of modern living and classic charm, complete with a private garden. Ideal for young professionals and small families alike, this property boasts:

**Prime Location:** Situated in the heart of West Kensington, with excellent transport links and local amenities within walking distance.

**Spacious Living:** Two well-proportioned bedrooms, offering ample space for relaxation and comfort.

**Modern Bathroom:** A contemporary bathroom fitted with high-quality fixtures and fittings.

**Stylish Kitchen:** Newly refurbished kitchen with modern appliances and sleek finishes.

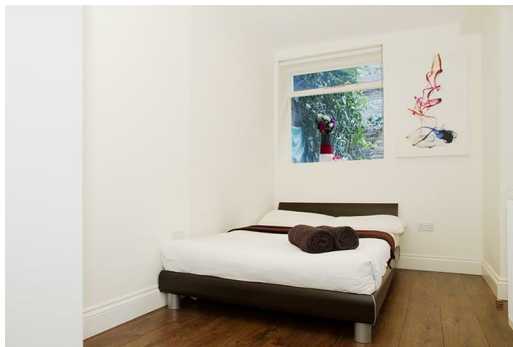
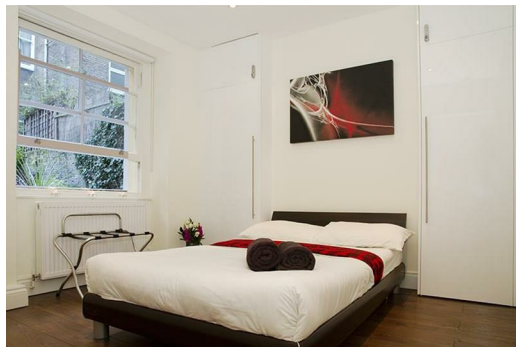
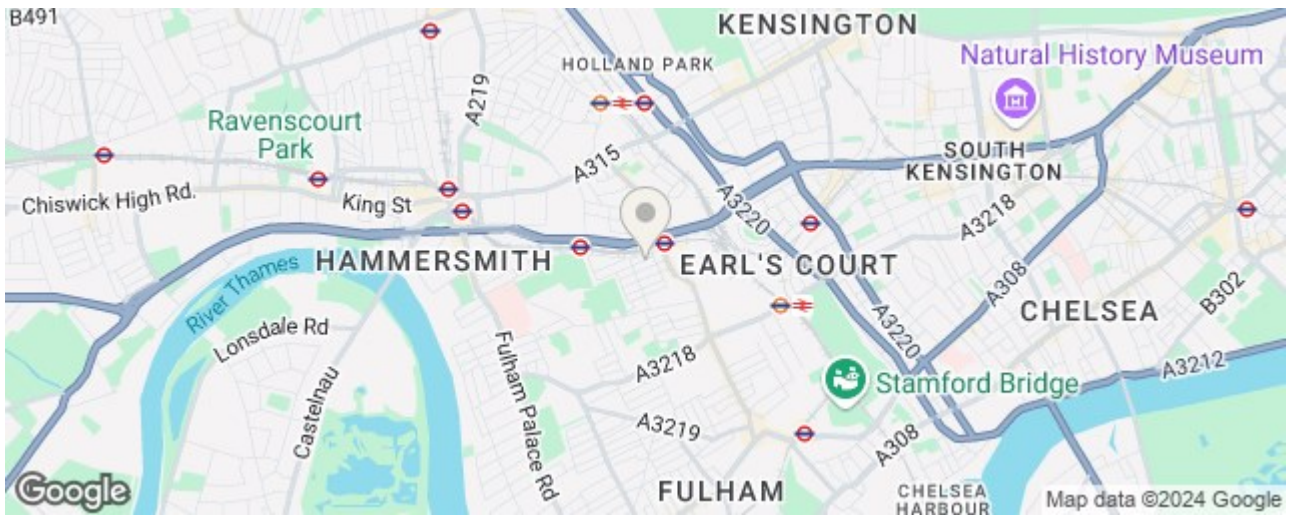
**Private Garden:** Enjoy outdoor living with your own garden, perfect for entertaining.

**Bright and Airy:** Large windows and thoughtful layout ensure plenty of natural light throughout the flat.

**Convenient Access:** Close proximity to excellent schools, parks, cafes, and shopping facilities.

**Community Feel:** Nestled in a family-friendly neighbourhood known for its welcoming atmosphere.

Don't miss the opportunity to make this beautiful flat your new home. Contact us today to arrange a viewing and see all that this fantastic property has to offer.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	92	A	78
B	81	B	67
C	69	C	55
D	55	D	43
E	41	E	31
F	29	F	19
G	15	G	7

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