

# FLETCHERS

ESTATE AGENTS



## Barons Court Road, W14

£475,000

A fantastic conversion flat within an attractive, Victorian building in the heart of the Barons Court Conservation Area. Situated on the Ground Floor, this excellent property benefits from a large, bay fronted, open-plan kitchen/reception room with lovely high ceilings giving a real feeling of space and plenty of natural light. The kitchen is modern with fitted appliances with a wooden laminate flooring and to the rear there are two bedrooms and a modern bathroom suite.

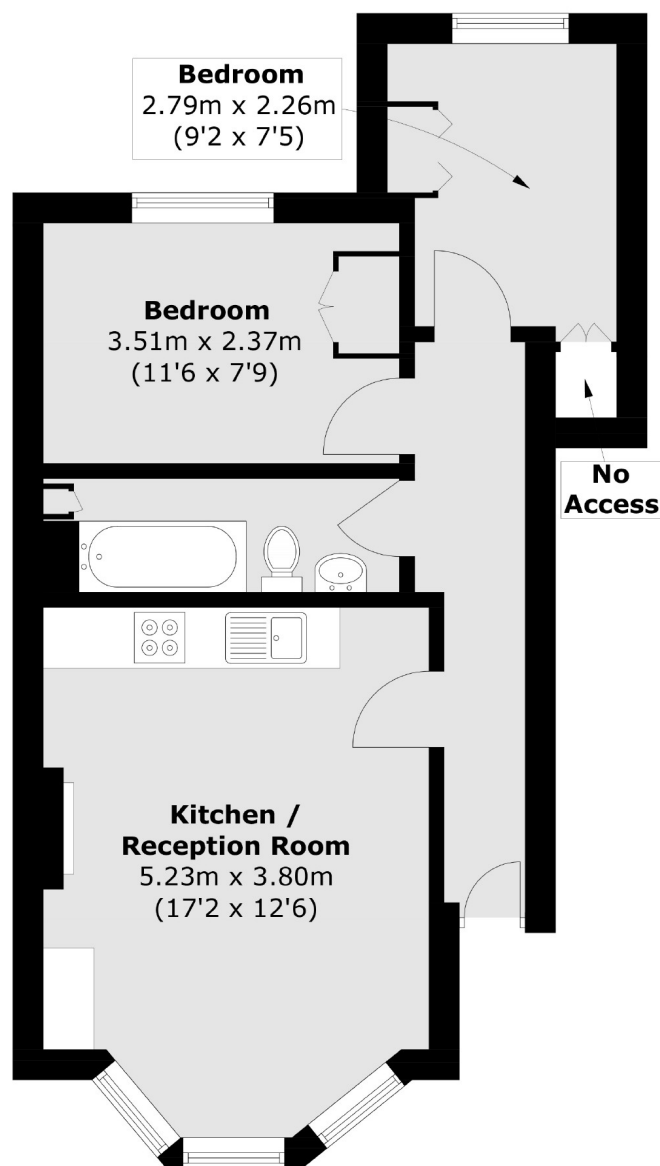
A superb choice for first time buyers and investors alike, the property is well presented and homely offering excellent value for money in the heart of Baron's Court. Offered to the market with a share of freehold.

Barons Court Road is an attractive residential street within the Barons Court Conservation Area. Located 0.1 miles to West Kensington and 0.2 miles to Barons Court Underground Stations (District and Piccadilly Lines) the property offers excellent connections in and out of the city. The property is also situated nearby the prestigious Queens Tennis Club which hosts annual tennis tournaments. In close proximity there are an array of shops, pubs and restaurants both on North End Road and within Munster Village.

• Two Bedrooms • Bay Window • High Ceilings • Share of Freehold • Open Plan Kitchen and Living • Exceptional Transport Links •

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Total area (approx.): 44.2 sq. m (475.8 sq. ft)  
(Excluding No Access)

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Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.