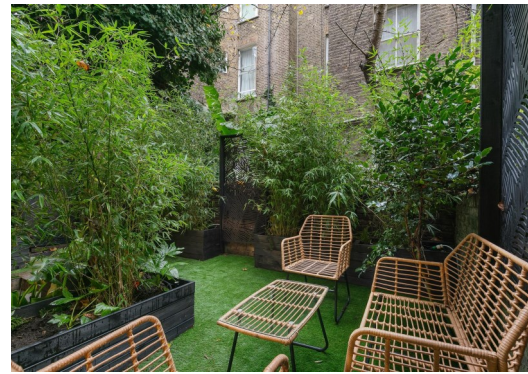


# Comeragh Road

West Kensington, London, W14

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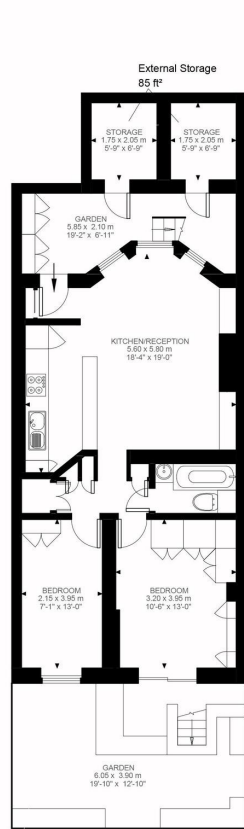




# Comeragh Road

West Kensington, London, W14

Price Guide: £650,000 OIEO



Lower Ground Floor  
641 ft<sup>2</sup>

Comeragh Road, W14  
Approximate Gross Internal Area  
67.40 SQ.M / 726 SQ.FT  
(INCLUDING EXTERNAL STORAGE)  
EXTERNAL STORAGE 7.90 SQ.M / 85 SQ.FT  
EXCLUSIVE TOTAL AREA 59.51 SQ.M / 641 SQ.FT

KEY: CH = Ceiling Height  
[Restricted Head Height]

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

A stunning two double bedroom lower ground floor maisonette in the heart of West Kensington. This immaculate flat offering over 720 sq ft of living space has been thoughtfully laid out, on entering through the hallway there is a well designed open plan kitchen reception room which is ideal for entertaining. Behind which is a good sized modern bathroom, at the rear of the property is a large master bedroom with fitted cupboard. leading through french doors to a private well laid out split level garden, there is also a further good sized double bedroom with a garden aspect.

This flat has ample internal storage and has the added benefit of sole use of the external storage vaults, with planning permission in place to incorporate them into the main dwelling. The property is being offered with a long 980+ year lease with a share of freehold and reasonable service charge. Early viewing is highly recommended.

Two good sized bedrooms | Immaculate condition | Open plan kitchen/reception room  
Private split-level designed garden | Close to transport & amenities | In the heart of West Kensington  
Share of Freehold & 980 plus years lease | 726 Sq. Ft (67.40 Sq. M)

All viewings by appointment through our **West Kensington Office:**

T: 020 7385 5020  
E: westken@lawsonrutter.com

1 Barons Court Road, London  
W14 9DP

[www.lawsonrutter.com](http://www.lawsonrutter.com)

In accordance with the Property Misdescription Act 1991, we wish to emphasise that the information given in these particulars is intended to help you decide whether you wish to view this property. Whilst every care is taken to ensure the accuracy of these particulars please note that all measurements are approximate and we are, for the accuracy of other information, reliant on what the seller has provided. We strongly recommend that you rely on your own inspections and those of your advisors to establish the details of any aspects which are of particular importance. Please note that we have not undertaken any survey of the property or the appliances within it and the buyer must rely on their own investigations prior to exchange of contracts.

