

# Passfields

West Kensington, London, W14



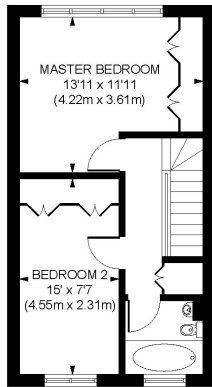




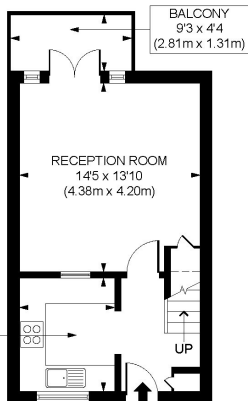
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Price Guide: £425,000



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 382 SQ.FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 323 SQ.FT

Passfields Star Road, W14  
Approximate Gross Internal Area  
65.57 SQ.M / 705 SQ.FT

KEY: \*Restricted Head Height\*

Illustration for identification purposes only. Not to scale.

A well Presented two double bedroom split level ex local authority flat with private south facing balcony in the Heart of West Kensington.

Located on the first floor (with Lift) on entering the flat, to the left is a good sized fitted kitchen, at the front of the property is a large reception room with double doors to a private South facing balcony overlooking the Communal Garden. on the second floor accessed from the staircase from the entrance hall, there are two good sized double bedrooms with fitted wardrobes, there is also a separate bathroom. The property has ample storage throughout and with just over 700 sq ft of living space would make an ideal first time buy or rental investment, also benefitting from a long leasehold interest and no onward chain.

Passfields is located on Star Road off the North End Road, it is conveniently located within a short walk of West Kensington Underground Station (District Line) or Barons Court Underground Station (Piccadilly Line) and moments away from all the shops, bars and restaurants the area has to offer.

Large reception room | Two double bedrooms | Fitted wardrobes | Fitted kitchen

Split level | Ex local authority | Private south facing balcony | Communal garden

Leasehold. 172 years approximately | 705 Sq. Ft (65.57 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.

