

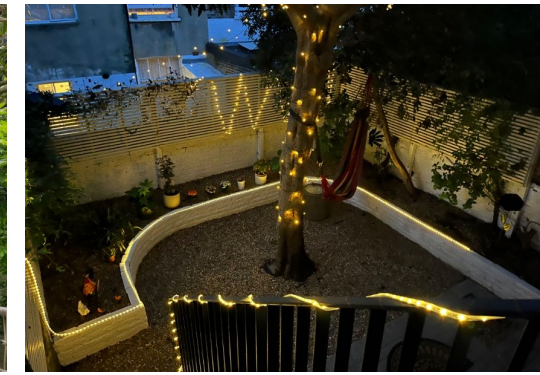
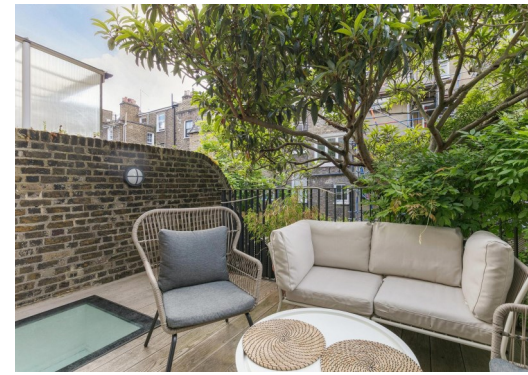
# Barton Road

West Kensington, London, W14

 LAWSONRUTTER



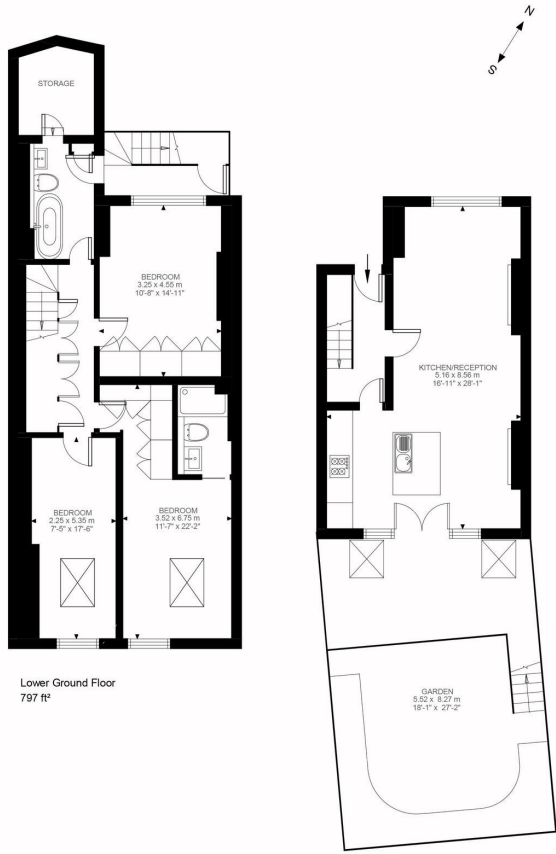




# Barton Road

West Kensington, London, W14

Price Guide: £1,250,000



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

Ground Floor  
444 ft<sup>2</sup>

Barton Road, W14  
Approximate Gross Internal Area  
115.27 SQ.M / 1241 SQ.FT

A stunning and rarely available 3 double bedroom ground and lower ground floor flat located in a Victorian period property with Private South facing Terrace and Garden, located in the Heart of West Kensington, Close to Barons Court Underground Station.

This unique split-level flat is light and spacious, offering over 115 sq. metres of living space with a private terrace and garden would make an idea home or London pad. Accessed on the ground floor, entering through the entrance hall there is a large open plan reception room at the front of the property and large kitchen area at the rear with doors leading to the private rear South facing terrace with step down to the private mature garden. On the lower ground floor is a large master bedroom with en-suite bathroom and fitted wardrobes, a second bedroom with fitted wardrobes is at the front of the property, as is a further separate bathroom, through which there is access to the dry vault for further storage. The third double bedroom is at the rear of the property over-looking the garden. The flat is being offered with a share of freehold interest. Early viewing is recommended.

Barton Road is conveniently located on the 'Grid' In the Heart of West Kensington a few minutes walk to Barons Court underground Station (Piccadilly & District Lines) and West Kensington Underground Station (District Line). There is easy access to the A4 for Heathrow, there are numerous shops, bars and restaurants a short stroll away.

Ground and lower ground floor flat | Victorian period property | 3 double bedrooms  
2 bathrooms | Open plan kitchen / reception room | Private south facing terrace and garden  
Share of Freehold | 1241 Sq. Ft (115.27 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.

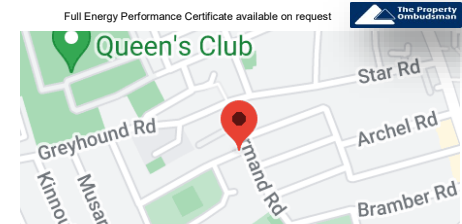


Illustration for identification purposes only. Not to scale. Floor Plan Drawn According To RICS Guidelines.

