

# Mornington Avenue

West Kensington, London, W14

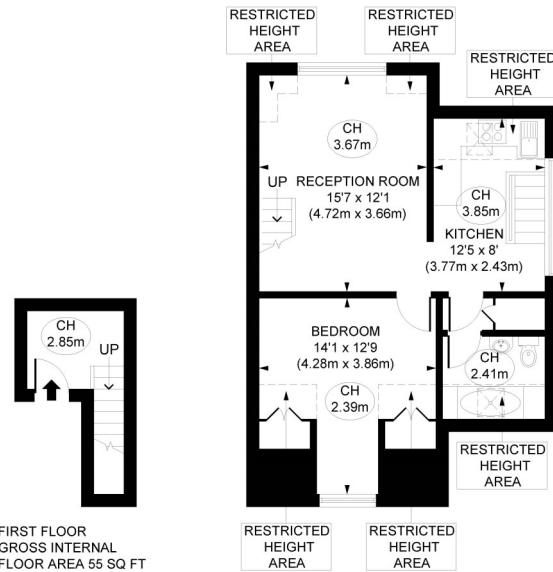
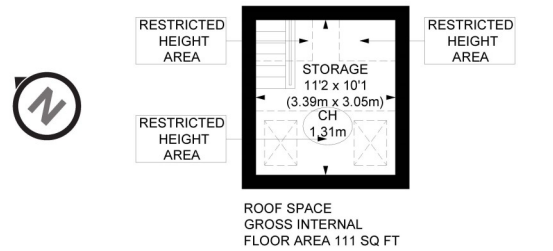




# Mornington Avenue

West Kensington, London, W14

Price Guide: £475,000



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 546 SQ FT

Mornington Avenue, W14

Approximate Gross Internal Area  
66.17 SQ.M / 712 SQ.FT (Including Restricted Height Area & Storage)  
44.77 SQ.M / 482 SQ.FT (Excluding Restricted Height Area & Storage)

KEY: "Restricted Head Height"

Illustration for identification purposes only. Not to scale.

A delightful one bedroom top floor flat located in a highly desirable and quiet residential road close to West Kensington Underground Station.

This light and airy flat on the top floor of this well run block offers 712 sq. ft. of space (including a mezzanine level with restricted height). Entering the flat is an entrance hall and stairs leading up to the next floor to a large reception room with fitted kitchen, off of it a 14ft x 12ft double bedroom with fitted cupboards and a separate bathroom with shower.

The mezzanine level with restricted height is accessed via a stair case in the reception room this space is ideal for a sleeping platform or storage area.

The flat has the added benefit of being offered with the share of freehold and no forward chain.

Mornington Avenue is highly desirable road, close to West Kensington Underground Station (District Line), a 10 minute walk to High Street Kensington easy access to the M4 and Heathrow and there are numerous shops, bars and restaurants all within easy reach.

Top floor flat | Light and airy | One double bedroom | Large reception room

Fitted kitchen | Mezzanine level | Highly desirable quiet residential road

Close to West Kensington underground station | No forward chain

Share of Freehold | 712 Sq. Ft (66.17 Sq. M)

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

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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.

