Mornington Avenue

West Kensington, London, W14

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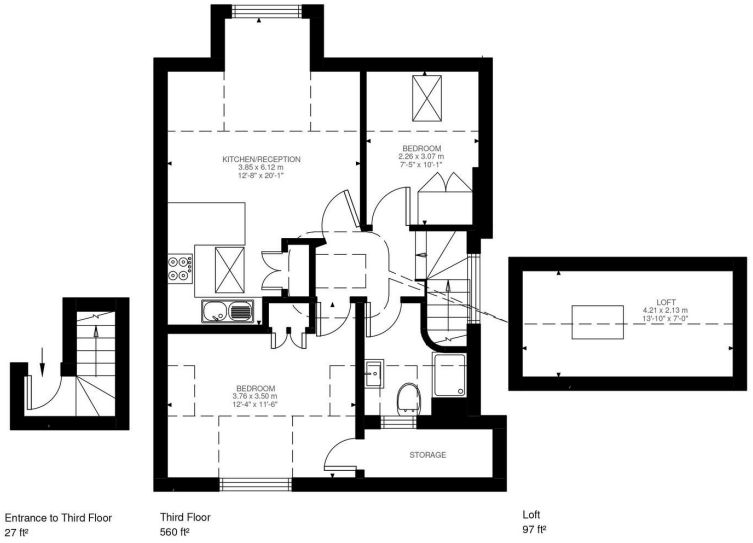





Mornington Avenue

West Kensington, London, W14

Price Guide: £524,000



Entrance to Third Floor
27 ft²

Third Floor
560 ft²

Loft
97 ft²

Mornington Avenue, W14
Approximate Gross Internal Area
63.51 SQ.M / 684 SQ.FT
(INCLUDING LOFT)
LOFT 9.01 SQ.M / 97 SQ.FT
EXCLUSIVE TOTAL AREA 54.50 SQ.M / 587 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 beautifully refurbished top floor apartment set within an attractive Victorian conversion on the ever popular Mornington Avenue, offering bright and well arranged living space throughout.

The property is presented in really good condition, having been thoughtfully updated to create a modern yet comfortable home while still retaining a nice sense of character. The main living area is a spacious open plan kitchen and reception room, measuring over 20 ft in length, which provides excellent space for both relaxing and entertaining, with plenty of natural light coming through.

There are two well proportioned bedrooms, with the principal bedroom offering particularly good space, and a second room which works well as a guest bedroom, study or home office. The layout overall feels practical and well balanced, making good use of the available space.

Further benefits include a share of freehold, which is always a strong advantage, and the fact the property sits on the top floor, giving a sense of privacy and quiet.

Mornington Avenue is a highly regarded residential road in West Kensington, just 0.1 miles from West Kensington Station, making it incredibly convenient for commuting into Central London. The area offers a great mix of local cafes, shops and restaurants, with easy access to Barons Court, Kensington High Street and Hammersmith, all within close reach.

Victorian conversion flat | Top floor | Two double bedrooms
Ample storage | 0.1 mile from West Kensington Station
Share of Freehold | 684 Sq. Ft (63.51 Sq. M)

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

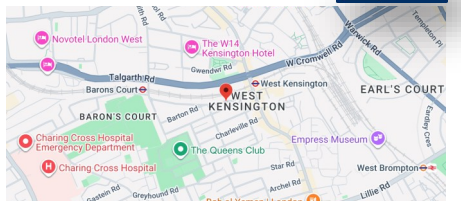
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In accordance with the Property Misdescription Act 1991, we wish to emphasise that the information given in these particulars is intended to help you decide whether you wish to view this property. Whilst every care is taken to ensure the accuracy of 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.

Full Energy Performance Certificate available on request

The Property Ombudsman



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BRITISH PROPERTY AWARDS 2023 — GOLD WINNER — ESTATE AGENT IN W6

BRITISH PROPERTY AWARDS 2023 — GOLD WINNER — ESTATE AGENT IN W14