

# Comeragh Road

West Kensington, London, W14

 LAWSONRUTTER





# Comeragh Road

## West Kensington, London, W14

Price Guide: £450,000

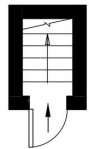
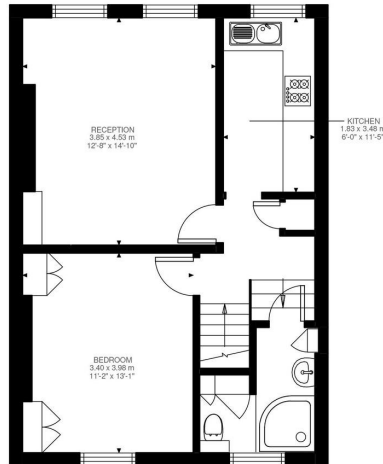


A bright and characterful top floor apartment set within an attractive period building on the sought after Comeragh Road, offering well proportioned accommodation and an abundance of natural light throughout.

The property is presented in good condition and extends to approximately 568 sq ft, providing a spacious one bedroom layout with a great sense of light and space. The reception room benefits from high ceilings and large windows, creating an airy and welcoming living environment, while the separate kitchen is well arranged and practical for day to day use.

The bedroom is a generous double room with good storage potential, and the overall layout works exceptionally well, making the property feel larger than many comparable one bedroom flats nearby. Being positioned on the top floor also gives the property an added sense of privacy and quiet.

The flat retains plenty of charm and character, with attractive period features complemented by good natural light throughout the accommodation. The property is also being sold with a new lease, which is a strong advantage for any incoming purchaser.



Entrance To Second Floor  
17 ff

Second Floor  
550 ff

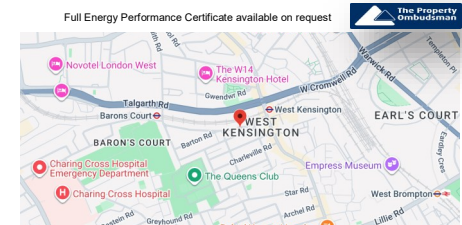
New lease on completion | Top floor | No chain  
0.1 Mile from West Kensington Station | High Ceilings | Close to amenities  
Leasehold | 568 Sq. Ft (52.72 Sq. M)

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.



Comeragh Road, W14  
Approximate Gross Internal Area  
52.72 SQ.M / 568 SQ.FT

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

