

CHARLEVILLE ROAD, W14

£1,100,000

Share of Freehold



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PROPERTY FEATURES

- Offers over 1200 sqft (114sqmts) of living space
- Private Rear Garden
- Share of Freehold
- Three Double Bedrooms
- Two Bathrooms
- Heart of Baron's Court Conservation Area



PROPERTY FEATURES

A wonderfully presented and spacious, duplex conversion flat situated in the heart of the highly sought after Baron's Court Conservation Area. This excellent property blends modern tastes with period charm effortlessly while offering over 1,200sqft (114sqmts) of living space. The property is offered to the market with a share of the freehold and no onward chain.

ALEXANDER STEER
Estate Agents



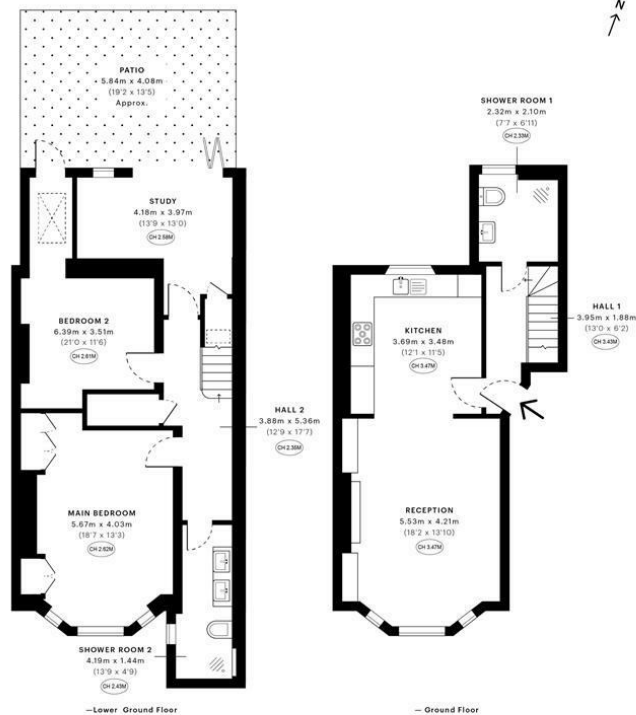
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Charleville Road, W14

CAPTURE DATE: 29/07/2022 LASER SCAN POINTS: 41,010,860

GROSS INTERNAL AREA

114.64 sqm / 1233.97 sqft



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GROSS INTERNAL AREA (GIA)
The footprint of the property
114.64 sqm / 1233.97 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes mezzanine, restricted head heights
104.23 sqm / 1121.92 sqft

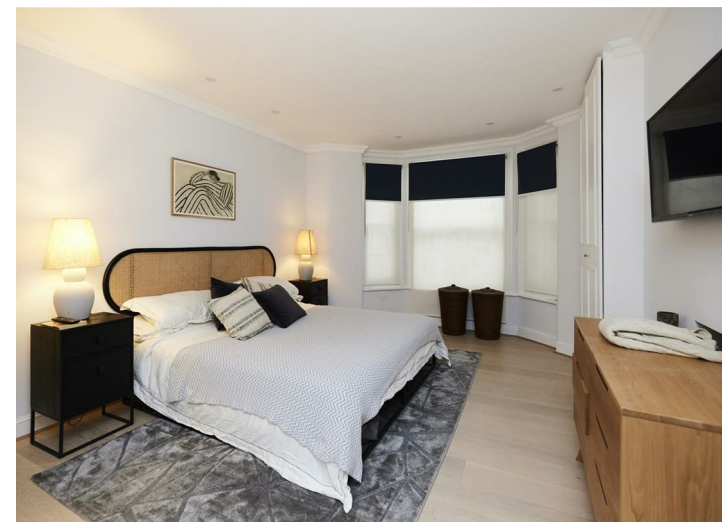
EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.29 sqm / 3.12 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPWS 3B RESIDENTIAL 111.50 sqm / 1200.18 sqft
IPWS 3C RESIDENTIAL 104.99 sqm / 1130.10 sqft
SPEC ID: 63J564c755386d5d8876269



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All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon Information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.

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