

# Comeragh Road

West Kensington, London, W14

 LAWSONRUTTER





# Comeragh Road

## West Kensington, London, W14

Price Guide: £700,000



Lower Ground Floor  
830 IP

Comeragh Road, W14  
Approximate Gross Internal Area  
77.13 SQ.M / 830 SQ.FT  
(EXCLUDING EXTERNAL STORAGE)  
EXTERNAL STORAGE 7.88 SQ.M / 85 SQ.FT  
INCLUSIVE TOTAL AREA 85.01 SQ.M / 915 SQ.FT

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

A beautifully presented lower ground floor apartment set within an attractive period conversion on the sought after Comeragh Road, offering an excellent combination of character, modern living and impressive proportions throughout. Extending to approximately 830 sq ft, the property is presented in incredibly good condition and benefits from a bright and airy feel, with ample natural light flowing through the accommodation. The impressive reception room measures over 20 ft in length, creating a fantastic living and entertaining space while still retaining a warm and comfortable feel. The property further benefits from a well fitted kitchen, stylish bathroom and two well proportioned bedrooms, along with an additional study area which provides excellent flexibility for home working or additional storage. Character features blend nicely with modern finishes, giving the flat plenty of charm while remaining highly practical for day to day living. A standout feature is the excellent outside space, including both a private patio and additional garden area, which is rare for properties in this location and price range. The flat also benefits from useful external storage areas. Comeragh Road is one of West Kensington's most desirable residential streets, ideally positioned close to the renowned Queen's Club and within easy reach of both West Kensington Station and Barons Court Station. The surrounding area offers an excellent selection of cafes, restaurants and local amenities, together with easy access into Central London.

Renovated to a high standard | Outdoor patio area | Private entrance  
0.2 Miles from West Kensington and Barons Court Station | Ample storage  
Close to the prestigious Queens Club | Property benefits from security provided by Queens Club  
Leasehold | 830 Sq. Ft (77.13 Sq. M)

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

T: 020 7385 5020  
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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.

