

# Gwendwr Road

West Kensington, London, W14





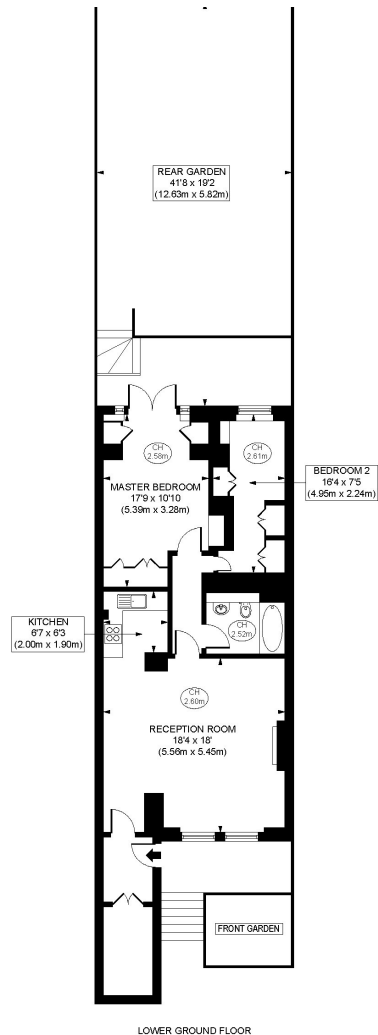


## Gwendwr Road

West Kensington, London, W14

Price Guide: £685,000

A beautifully renovated and exceptionally spacious two bedroom lower ground floor apartment, offering approximately 882 sq. ft of accommodation and an impressive private rear garden, ideally positioned between Barons Court and West Kensington. The property has been renovated internally and is presented in excellent condition throughout, combining generous proportions with a contemporary finish. The accommodation centers around an impressive 18'4 x 18' reception room, providing ample space for both living and dining, together with a separate modern fitted kitchen. There are two well proportioned bedrooms, including a particularly generous principal bedroom measuring approximately 17'9 x 10'10, a modern bathroom and excellent storage throughout. A real highlight of the property is the substantial private rear garden, extending to approximately 41'8 x 19'2. This provides an unusually large amount of outside space for a flat in this part of West London and is ideal for entertaining, dining and relaxing during the warmer months. The property also benefits from additional outside space to the front.



APPROX. GROSS INTERNAL FLOOR AREA 882 sq. ft / 81.95 sq. m

Illustration for identification purposes only. Not to scale.

Large private rear garden | Renovated internally  
Two bedrooms | Ample storage | 0.2 Miles from West Kensington Station  
Share of Freehold | 882 Sq. Ft (81.95 Sq. M)

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

T: 020 7385 5020  
E: [westken@lawsonrutter.com](mailto: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.

Full Energy Performance Certificate available on request

