

# Barons Court Road

West Kensington, London, W14





## Barons Court Road

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Price Guide: £450,000

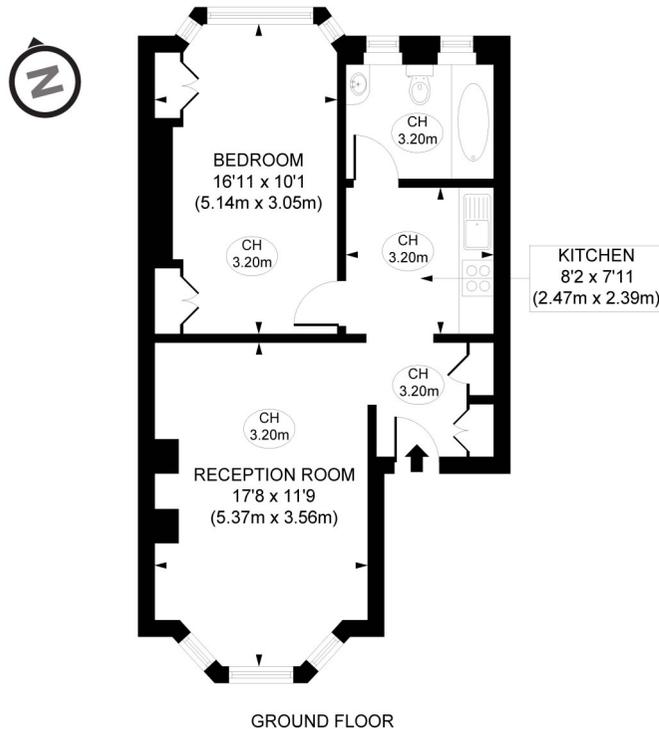
This fully renovated one bedroom ground floor flat is set along Barons Court Road, a popular and well connected part of W14 that continues to attract strong first time buyers and investors.

The flat offers a practical layout with a comfortable living space, a well sized bedroom and a bathroom arranged to the rear, making it feel calm and private. Being on the ground floor makes the property very easy to access and live in, which is something many buyers look for, especially for day to day convenience or letting potential. The space feels easy to manage and would suit someone looking for a home they can move straight into, or lightly personalise over time.

Barons Court Underground Station is approximately 0.3 miles away, offering both District and Piccadilly lines, while West Kensington Station is also close by, giving buyers two strong transport options. Hammersmith is within easy reach as well, with a wider choice of lines, shops, cafés and restaurants. Despite being so well connected, the area still feels residential and established.

This one bedroom flat in a proven West London location, ideal for a first time buyer, pied à terre or rental investment, with steady demand and good long term value.

Ground floor flat | Converted Victorian property with high ceilings  
 Recently refurbished | One double bedroom with fitted wardrobes | Large reception room  
 Modern kitchen | In the heart of West Kensington | Ideal first time buy or pied a terre  
 Leasehold | 541 Sq. Ft (50.28 Sq. M)



Barons Court Road, W14  
 Approximate Gross Internal Area  
 50.28 SQ.M / 541 SQ.FT  
 KEY: "Restricted Head Height"

Illustration for identification purposes only. Not to scale.

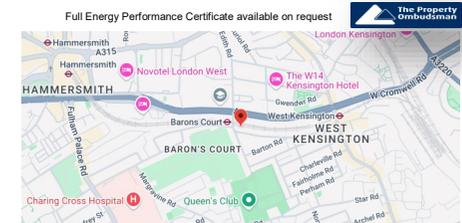
All viewings by appointment through our **West Kensington Office:**

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 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.



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