

Charleville Road

West Kensington, London, W14

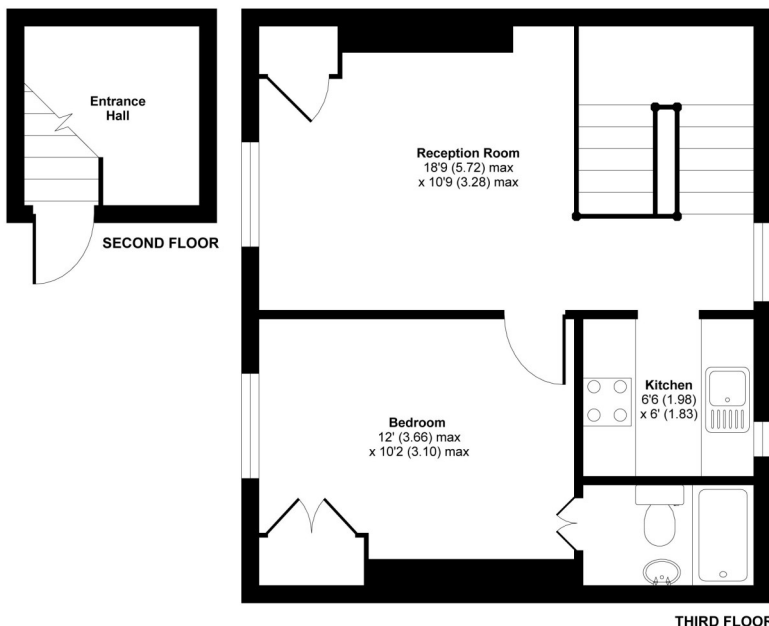
 LAWSONRUTTER





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APPROX. GROSS INTERNAL FLOOR AREA 446 SQFT / 41.4 SQM



THIRD FLOOR

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Price Guide: £425,000

Situated on the top floor of an attractive period building, this beautifully presented one-bedroom apartment offers bright, well-proportioned accommodation extending to approximately 446 sq ft (41.4 sq m). The property is in good condition throughout and would make an ideal first-time purchase, London pied-à-terre or buy-to-let investment. Accessed via a entrance hall on the second floor, the apartment occupies the entire third floor and benefits from an abundance of natural light. The spacious reception room provides an excellent space for both relaxing and entertaining, while the separate fitted kitchen is well-equipped with ample storage and worktop space. The generous double bedroom features built-in wardrobes, and the modern bathroom is finished to a good standard. Additional benefits include double glazing, good storage throughout and a bright, airy feel in every room. Charleville Road is one of West Kensington's most sought-after residential streets, ideally positioned just moments from the excellent amenities of North End Road, Kensington High Street and Hammersmith. West Kensington (District Line) Underground Station is approximately a two-minute walk away, with Barons Court (District & Piccadilly Lines) around six minutes on foot, providing fast and convenient access across Central London.

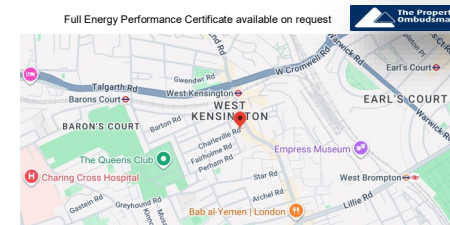
No chain | Top floor flat | Short walk to West Kensington and Barons Court Station
Good condition | Close to local amenities and shops
Leasehold | 446 Sq. Ft (41.4 Sq. M)

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

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W14 9DP
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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.



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Craig Sheehan and no guarantee as to their operating ability or their efficiency can be given.

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