
andrew nunn
ASSOCIATES
ASKING PRICE
£680,000
Kingscote Road
London, W4 5LJ

## PROPERTY SUMMARY

A fabulous two bedroom split level conversion flat in this popular and quiet residential road on the edge of Bedford Park and only a short walk to the Chiswick High Road and Turnham Green Terrace.

Offered in excellent condition throughout and retaining many original features along with an exposed timber floor this 853 sqft flat enjoys a light and spacious feel echoed by the galleried kitchen which overlooks the vaulted sitting room.

Two double bedrooms, bathroom, well fitted galleried kitchen and spacious sitting room

The flat is offered with as long lease plus share of freehold. No upward chain.

Kingscote Road is a small residential road running off and into St Albans Avenue and so is very convenient for the shops and restaurants on the Chiswick High Road and Turnham Green Terrace whilst being only a short walk to both Chiswick Park and Turnham Green tube station and the 94 bus terminus.

The immediate area is well served by the local shops on South Parade along with two popular pubs, The Duke of Sussex and The Swan.

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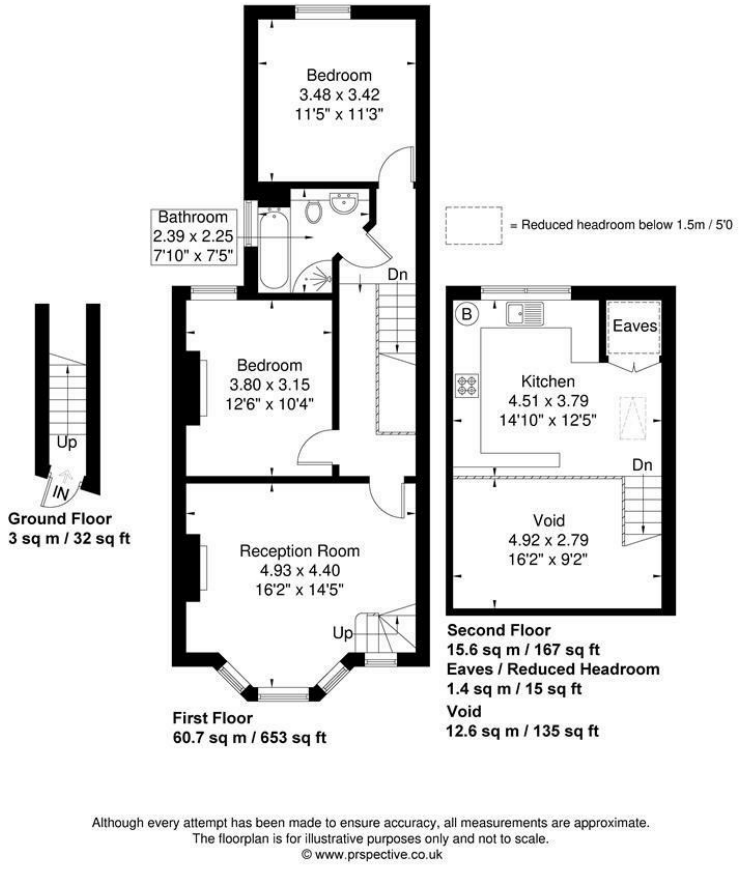






# Kingscote Road

Approximate Gross Internal Area = 79.3 sq m / 853 sq ft
Eaves / Reduced Headroom = 1.4 sq m / 15 sq ft
Void = 12.6 sq m / 135 sq ft
Total = 93.3 sq m / 1003 sq ft




**Ground Floor**
**3 sq m / 32 sq ft**

**First Floor**
**60.7 sq m / 653 sq ft**

**Second Floor**
**15.6 sq m / 167 sq ft**
**Eaves / Reduced Headroom**
**1.4 sq m / 15 sq ft**
**Void**
**12.6 sq m / 135 sq ft**

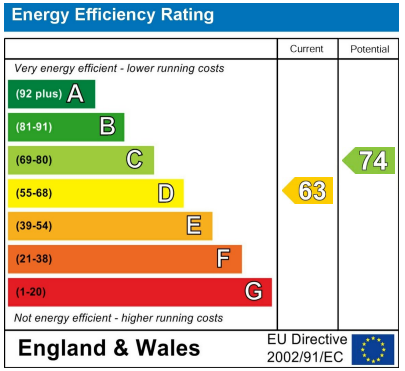
Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floorplan is for illustrative purposes only and not to scale.
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**LOCAL AUTHORITY**
Ealing

**TENURE**
Leasehold - Share of Freehold

**COUNCIL TAX BAND**
E

**VIEWINGS**
By prior appointment only




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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