



**Barons Court Road, West Kensington, London,
W14**

**Offers in excess of:
£550,000**

Barons Court Road, West Kensington, London, W14

Council Tax Band: D

Service Charge (per annum): £2,185.00

This well presented, two bedroomed, Period lower ground floor garden flat comprises open planned lounge with bay window and wood floors, fitted kitchen with integrated units and centre island, Luxury modern fitted bathroom suite, Master bedroom with doors leading to walled gardens.

Both West Kensington (District Line) and Barons Court (Piccadilly Line) are less than a five minute walk away, and Kensington Olympia and West Brompton provide access to London Overground network. For the motorist, the A4/M4 provides a very quick and easy route out of London towards the West and there is permit on-street parking.

- Share of Freehold
- Two-Bedrooms
- Lower Ground Floor
- Rear Patio
- Large Reception
- Convenient Location

Barons Court Road, W14

Approximate Gross Internal Area
(Including Storages)

62.4 sq m / 672 sq ft

 = Reduced Headroom Below 1.5 M / 5'0"



Lower Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID405396)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Shaws Kensington - Shaws Kensington

Palliser Road
49 Kensington
London
United Kingdom
W14 9EB

T: 02073869996
E: sales@shawskensington.co.uk
<http://www.shawskensington.co.uk>



Jet Software Ltd. Registered in England and Wales - 09408958
Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

Disclaimer

Every care has been taken with the preparation of these property details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order.