



Gwendwr Road

W14

We have no hesitation in recommending your earliest viewing of this wonderfully light two DOUBLE bedroom maisonette situated on the second and third floors of a Victorian period building. The property is located on a quiet road with access to the beautiful public gardens on Gwendwr Road, and the local artisan shops, cafes and restaurants of Barons Court and North End Road. It is ideally positioned close to the A4 for easy access into and out of Central London to Heathrow and the West. The property is 5 minutes equidistant from both West Kensington and Barons Court Tubes. The spacious kitchen and double reception room offer excellent entertaining space and the property benefits from both a shower room and bathroom and good storage throughout.



EPC rating: D.

Sitting Room * Fully Fitted Kitchen * Master Bedroom * Second Bedroom * Bathroom * Shower Room * Good Storage * Gas Hot Water & Heating *

PRICE: £925,000 stc.

SERVICE CHARGE : Ad hoc

SHARE OF FREEHOLD

LEASE: 999 years from 1974,
952 years remaining



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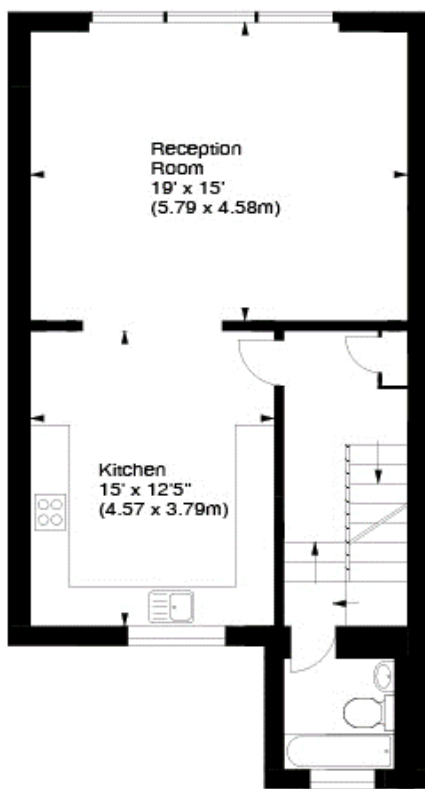
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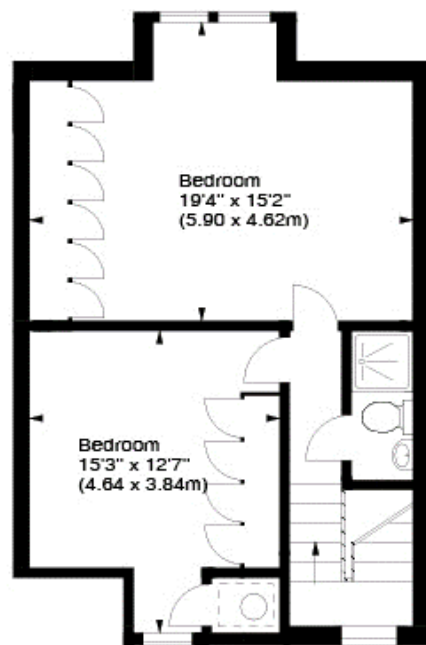
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Approx. Gross Internal Area
1182 Sq Ft - 109.81 Sq M



Second Floor



Third Floor

For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Viewing: Strictly by appointment with Malverns. Important notice Malverns and their clients give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Malverns have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.

16/06/2021

<https://youtu.be/s2i8KazvMvk>

