

Barons Court Road

West Kensington, London, W14





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Price Guide: £1,600,000

A substantial and rare freehold house offering potential development opportunities to give a new owner the freedom to use as either as a house or to convert into flats subject to the usual consents. It is located between Barons Court and West Kensington underground stations in the heart of West Kensington, with good connections to the City, West End, M4 and Heathrow and buses to High Street Kensington and Chelsea Harbour. It is within easy reach of shops, bars, restaurants and North End Road market.

This superb property offering over 2500 sq. ft. of living space is arranged over 5 floors. The accommodation on the ground floor consists of an entrance hall, utility room, large reception room with a lobby leading to a toilet/utility room and a balcony with stairs down to the patio garden. The lower ground floor has two good size double bedrooms and two bathrooms; there is ample storage. A staircase on the ground floor leads to the first floor comprising a large reception room with doors to a balcony. A large double bedroom and bathroom at the rear. The second floor consists of two bedrooms, a kitchen breakfast room and a bathroom. There are two further double bedrooms on the third floor of the property.

This stunning house offers a wealth of options for any incoming buyer to create a fantastic family home.

6 / 7 bedrooms | 4 bathrooms | Separate W/C | Two Kitchens
2/3 Reception Rooms | Two Balconies | Garden | Ample Storage
Freehold | 2,546 Sq. Ft (236.52 Sq. M)

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

T: 020 7385 5020
E: westken@lawsonrutter.com

1 Barons Court Road, London
W14 9DP

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.

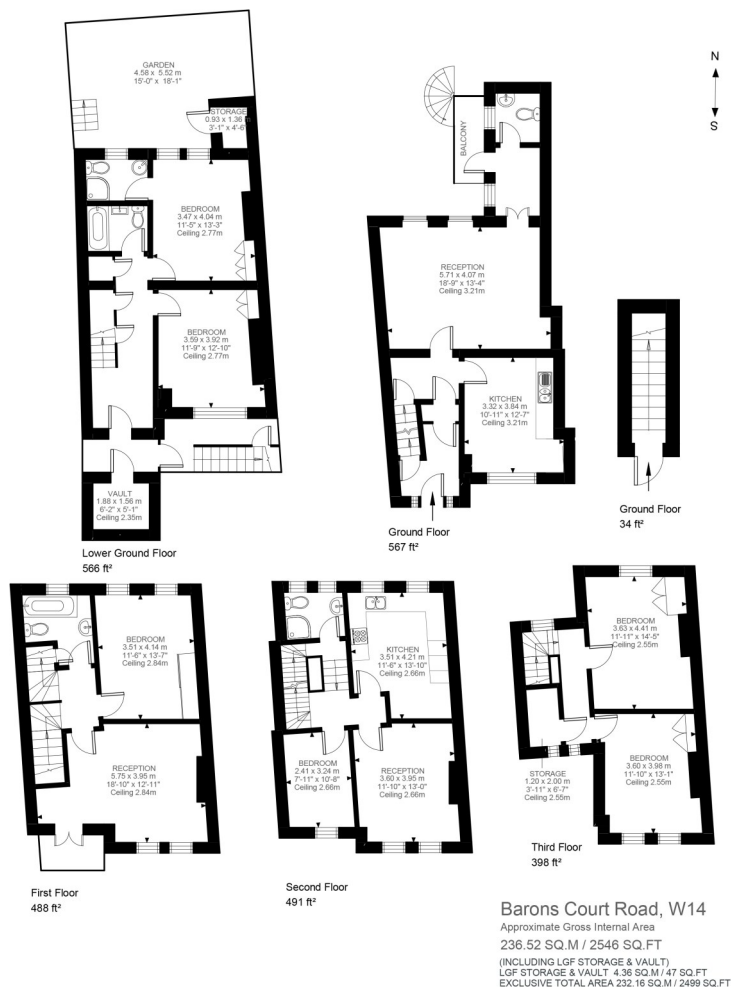


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

