

# Comergh Road

West Kensington, London, W14

 LAWSONRUTTER





# Comeragh Road

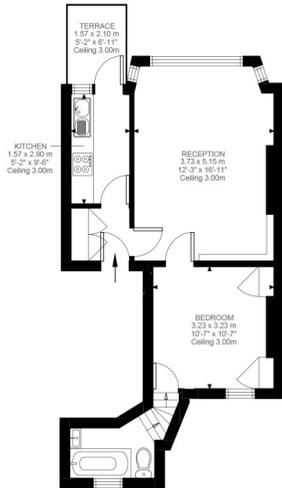
West Kensington, London, W14

Price Guide: £500,000



A light and well presented first floor one double bedroom flat with private terrace in the Heart of West Kensington. Offering 450 sq. ft. of living space, this property would make an ideal first time buy or pier de terre. On entering the flat there is an entrance hall with built in storage, leading on to the galley kitchen with access to the private terrace, next to which is the large reception room, the double bedroom with en-suite bathroom is located at the back of the property. the flat is being offered with no forward chain and has the added benefit of being share of freehold.

Comeragh Road is located in the (Grid) the Heart of West Kensington and has been Designated a conservation area in recognition of the importance of the historic and architectural heritage of the properties which include the world famous Queens Tennis club. Ideally situated equidistant between West Kensington underground station (District Line) & Barons Court underground station (District & Piccadilly Line). Also, within easy access of the A4 and Heathrow. It is a short walk to all the shops, bars and restaurants the area has to offer.



First Floor  
450 ft<sup>2</sup>

Comeragh Road, W14  
Approximate Gross Internal Area  
41.85 SQ.M / 450 SQ.FT

Period conversion | First floor | One double bedroom | Private terrace  
 In the Heart of West Kensington | Ideal first time buy or Pied a Terre  
 Share of Freehold | 450 Sq. Ft (41.85 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.

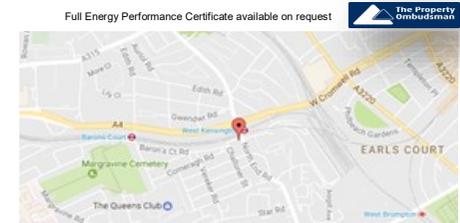


Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

