

# Mornington Avenue

West Kensington, London, W14

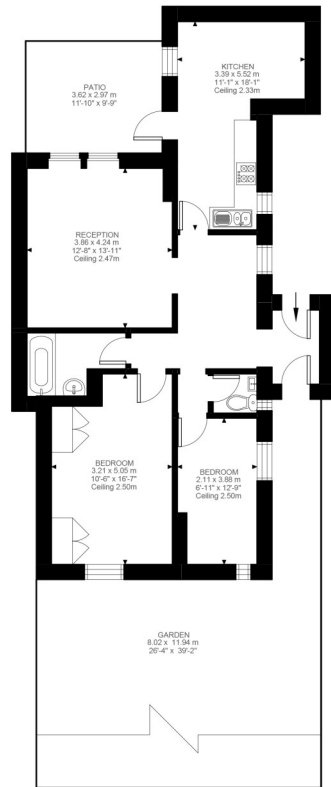




# Mornington Avenue

## West Kensington, London, W14

Price Guide: £715,000



Lower Ground Floor  
825 R<sup>2</sup>

Mornington Avenue, W14  
Approximate Gross Internal Area  
76.68 SQ.M / 825 SQ.FT

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

A large two bedroom lower ground floor flat located in a Victorian property with a large private rear garden coupled with a private patio at the front. This well presented two bedroom garden flat offers 825 sq. ft. of living space, the accommodation is arranged on one floor and comprises a, entrance hall, to the right is a kitchen with access to the private terraced patio at the front of the property, behind is the good sized reception room. There is a bathroom and also a further separate W/C. The master bedroom and further bedroom are located at the rear of the property, access to the large 39 ft. rear garden is from the entrance hall. The property is being offered on a long lease with the added benefit of having a Share of Freehold. Early viewing is recommended. Mornington Avenue is a stunning street located on the North side of the A4 in the heart of West Kensington. It is within a few minutes walk to West Kensington Underground Station (District Line) and there are numerous shops, bars and restaurants moments away, a short walk to High Street Kensington and it has easy access to the A4 and Heathrow.

Large lower ground floor flat | Two bedrooms | Bathroom and also a further separate W/C  
Victorian property | Large private rear garden | Private patio at the front  
A few minutes walk to West Kensington Underground Station  
Long Lease and Share of Freehold | 825 Sq. Ft (76.68 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.

