

# Charleville Mansions

West Kensington, London, W14

 LAWSONRUTTER





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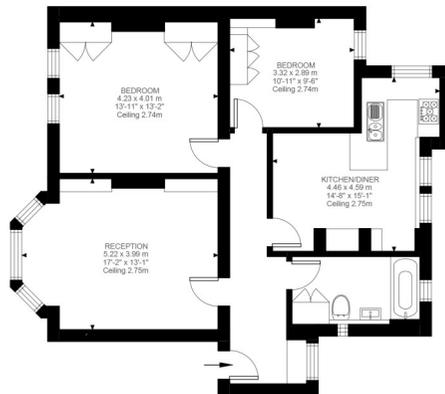
Price Guide: £875,000



A stunning, two large double bed roomed raised ground floor apartment in a period Victorian mansion block, equally distanced between Barons Court and West Kensington.

The accommodation offers close to 900 sq. ft. of living space, on entering the flat there is an entrance hall, a 17 ft. x 13 ft. reception room, next to which is a large master bedroom, at the rear of the property is a further double bedroom, kitchen breakfast room and good sized bathroom.

The property is presented in excellent condition throughout and there is ample storage within the property. Charleville Mansions on Charleville Road is within a few minutes walk to Barons Court (District & Piccadilly Lines) and West Kensington (District Line) Underground Stations. Located close Queens Tennis Club It is a short walk to all the shops, bars and restaurants the area has to offer. Access to the M4 and Heathrow is moments away.



Ground Floor  
899 R<sup>2</sup>

Charleville Mansions, W14  
Approximate Gross Internal Area  
83.55 SQ.M / 899 SQ.FT

Two large double bedrooms | 17 ft. x 13 ft. reception room | Ground floor apartment | Period Victorian mansion block | In the heart of West Kensington | Ample storage  
A short walk to Barons Court | Located close Queens Tennis Club  
Leasehold -162 years | 899 Sq. Ft (83.55 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.

Full Energy Performance Certificate available on request



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

