

Ruskin Mansions

West Kensington, London, W14

 LAWSONRUTTER





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Price Guide: £750,000



GROUND FLOOR

A stunning, well proportioned two double bedroom ground floor flat in the exclusive Queens Cub Gardens. On entering the flat there is an entrance hall with storage cupboard, to the left at the front of the property is the good sized reception room, behind which is the master bedroom with fitted wardrobes, the separate bathroom next to it. On the right of the entrance hall at the front, is the large kitchen breakfast room, the further good sized double bedroom is located at the rear of the property. The flat has ample storage and has the added benefit of being offered with a share of freehold interest coupled with being located on the Sunny Southside of the communal Queens Club gardens which the flat has access to with the brace of tennis courts.

Queens Club Gardens is ideally located opposite to the famous Queens Lawn Tennis Club, it is a few minutes' walk to Barons Court Underground Station (District & Piccadilly Lines, access to the City & West End) and West Kensington Underground Station (District Line) with, good access to the M4 and Heathrow also a short walk to all the shops, bars and restaurants the area has to offer.

Well proportioned | Ground floor flat | Entrance hall | Good sized reception room
 Two double bedrooms | Fitted wardrobes | Kitchen breakfast room | Ample storage
 Located opposite to the famous Queens Lawn Tennis Club
 Share of Freehold | 742 Sq. Ft (68.98 Sq. M)

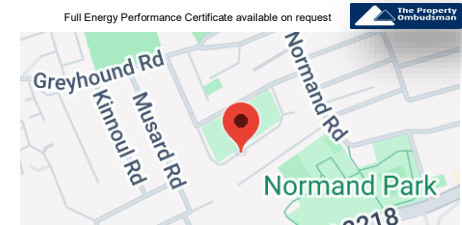
All viewings by appointment through our **West Kensington Office:**

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

1 Barons Court Road, London W14 9DP

www.lawsonrutter.com

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.



Ruskin Mansions, W14
 Approximate Gross Internal Area
 68.98 SQ. M / 742 SQ. FT
 KEY: *Restricted Head Height*

Illustration for identification purposes only. Not to scale.

