

Palliser Road

West Kensington, London, W14





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Price Guide: £700,000



A well presented two double bedroom split level flat moments away from Barons Court Underground Station.

This light and spacious split level flat offers over 950 sq. ft. of living space, the accommodation is arranged from the large entrance hall on the second floor with an airy reception room, a kitchen breakfast room, a large double bedroom and a bathroom, on the third (top) floor is a large double bedroom with built in eaves storage, it also offers an opportunity to create an en-suite bathroom as access to all the services are easily accessible. Being offered with a share of freehold, this flat would make a perfect pied a terre.

Palliser Road is conveniently located a stroll away from Queen Club and Barons Court Underground Station (Piccadilly & District lines). Access to the A4/ M4 and Heathrow is at the far end of the road. There are numerous shops, bars and restaurants within easy reach. NO FORWARD CHAIN.



Period property | Split level | Two double bedrooms | Large reception room
 Kitchen breakfast room | Top floor | Moments away from Barons Court underground station
 Share of Freehold | 967 Sq. Ft (89.85 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

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 Approximate Gross Internal Area
 89.85 SQ.M / 967 SQ.FT
 (INCLUDING EAVES STORAGE)
 EAVES STORAGE: 7.99 SQ.M / 86 SQ.FT
 EXCLUSIVE TOTAL AREA 81.86 SQ.M / 881 SQ.FT

KEY: CH = Ceiling Height
 [Restricted Head Height]

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.

