

# Talgarth Road

West Kensington, London, W14

 LAWSONRUTTER





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Price Guide: £495,000

A spacious well-presented one double bedroom flat with a south facing patio garden in a converted period property. Offering over 780 sq ft of living space is presented in excellent condition throughout. The accommodation arranged on one floor comprises an entrance hall with storage vault to the right, to the left is a large 16'6 x 14'2 reception room with good sized bathroom and double bedroom behind. At the rear of the property is a kitchen leading to conservatory with double doors to the private south facing garden. This stunning property offers an incoming buyer if desired to create a two double bed roomed flat. The flat is being offered on a long leasehold interest, early viewing is recommended.



LOWER GROUND FLOOR

Talgarth Road, W14  
Approximate Gross Internal Area  
72.50 SQ.M / 780 SQ.FT

KEY: "Restricted Head Height"

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

Spacious well presented one double bedroom flat in attractive period building  
Large reception room | Comprising 780 sq. Ft. | Kitchen | Conservatory  
Bathroom | South facing aspect garden | Early viewing recommended  
Leasehold | 780 Sq. Ft (72.50 Sq. M)

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

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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.

