



Gwendwr Road, West Kensington, London, W14

£540,000 Share of Freehold

A smart two bedroom flat on the top (third) floor of a well maintained Victorian conversion with access to a private roof terrace (not demised).

Reception Room | Kitchen | 2 Bedrooms | Bathroom | Flat Roof (Not Demised) | 588 Sq Ft / 55 Sq M | Council Tax Band D | EPC Rating Band E

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LOCATION

The property is situated on the northern side of Gwendwr Road, ideally located for access to the Underground stations at both West Kensington and Barons Court. A great selection of local shops and pubs can be found in Barons Court, whilst a more comprehensive range is available at Kensington High Street and Westfield.

DESCRIPTION

Offered in very good order throughout, the property benefits from accommodation comprising entrance hall, reception room with open plan kitchen, two bedrooms and bathroom. Furthermore the flat has the advantage of sole access to a roof terrace (non-demised), which offers fantastic views over West London.

Lease: 994 years

Service Charge: £2,360 pa (£590 per 1/4)

Ground Rent: Peppercorn





LOCAL AUTHORITY
Hammersmith & Fulham

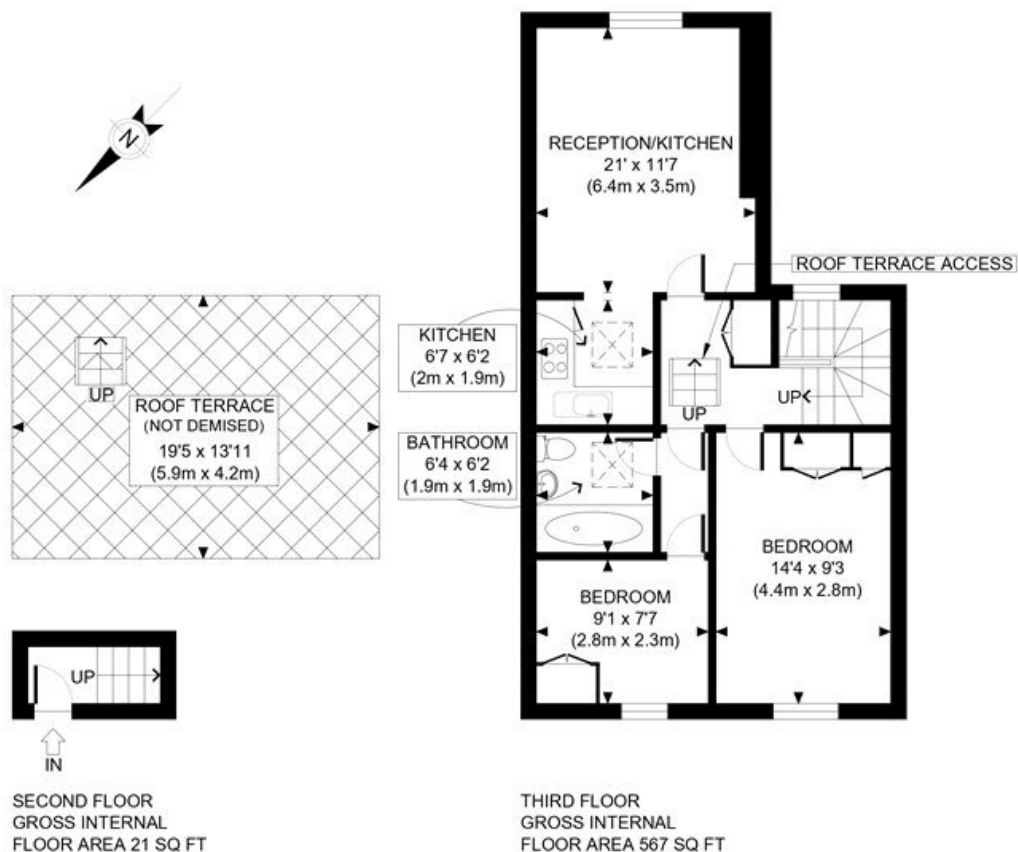
TENURE
Share of Freehold 994 years 11 months.

PRICE: £540,000 Share of Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		





APPROX. GROSS INTERNAL FLOOR AREA: 588 SQ FT/ 55 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS
FOR YOUR PROPERTY

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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