



CHARLEVILLE ROAD, W14 £1,350,000 LEASEHOLD

Discover a unique opportunity to own a character-filled apartment in the sought-after neighborhood of Barons Court. This second-floor residence, while in need of modernisation, preserves its original features, offering a wonderful canvas for those looking to create a home with personal touches.

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DESCRIPTION

The layout is well-proportioned, featuring a light-filled sitting room and a separate reception room currently used as an office, both with large bay windows that enhance the natural light. The kitchen and dining room are separate, providing defined spaces, and the four double bedrooms are served by a spacious shower room along with a convenient additional cloakroom.

Adding to the property's appeal, the building benefits from a porter, providing residents with extra support and peace of mind, and includes an allocated shed ideal for bike storage.

Barons Court places you close to some of London's renowned attractions, including the green spaces of Kensington Gardens, Holland Park, the V&A and Natural History Museum. The nearby Queens Club, an exclusive members' venue, hosts the annual Fever-Tree men's tennis championships, with local residents invited to participate in a ticket ballot each year.

Transport links are excellent, with Barons Court (Piccadilly Line) and West Kensington (District Line) stations an 8-minute walk away, plus Overground services from West Brompton. The A4/M4 nearby provides convenient routes to the West and Heathrow Airport.

With its period charm, porter service, and superb location, this property offers great potential to create a home tailored to your vision.



CHARLEVILLE MANSIONS, CHARLEVILLE ROAD, W14

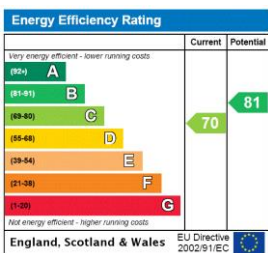
Approximate gross internal area
1577 sq ft / 146.5 sq m



SECOND FLOOR

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Leasehold

Term: 160 year

Service Charge: £6952 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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