



## Avonmore Road, West Kensington, W14

£495,000 Leasehold

A two bedroom flat with private garden on the lower ground floor of a mid-terraced Victorian house with a bright bay fronted reception room.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | Garden | 616 Sq Ft / 57.2 Sq M | Council Tax Band D | EPC Rating Band C

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## LOCATION

Avonmore Road is well located for access to the numerous amenities of both Kensington High Street and Hammersmith, whilst the closest Underground stations are West Kensington and Barons Court. London Overground services are on offer at Kensington Olympia.

## DESCRIPTION

Offered in good order throughout, the flat comprises an entrance hall with a modern 4 metre long storage unit running along one side, bright bay fronted reception room, kitchen, bathroom and two bedrooms. The main bedroom has French doors opening onto a private garden and the second bedroom would also make a perfect office space. Furthermore the property has its own entrance, a long lease and comes to the market chain free.

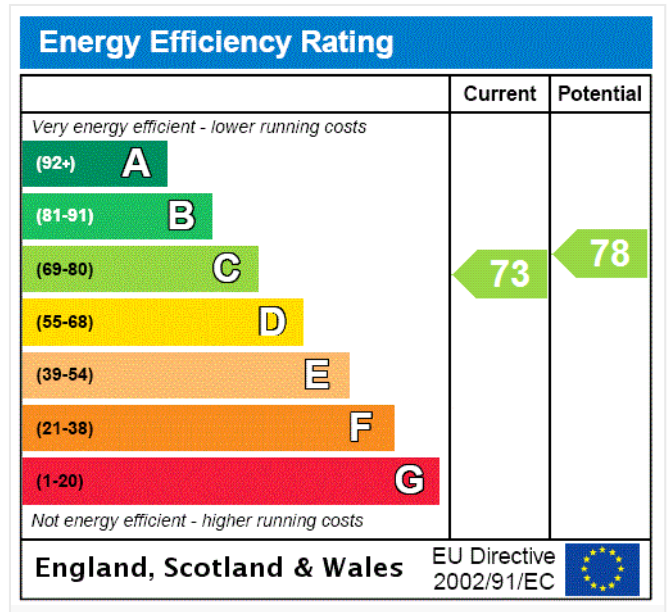
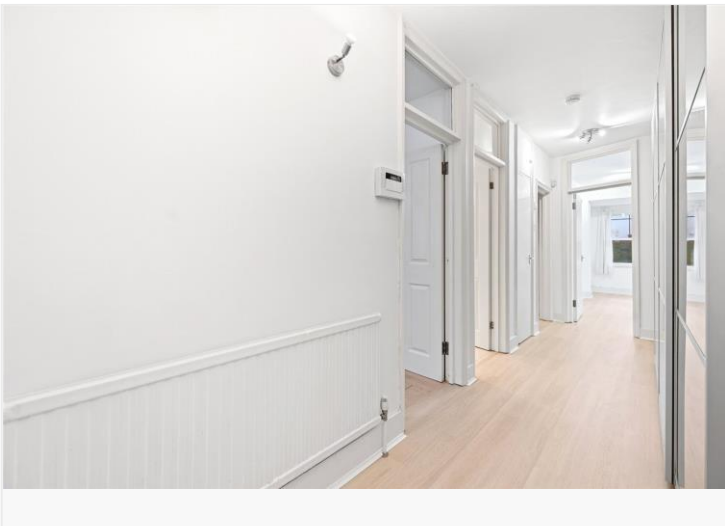




**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Leasehold.

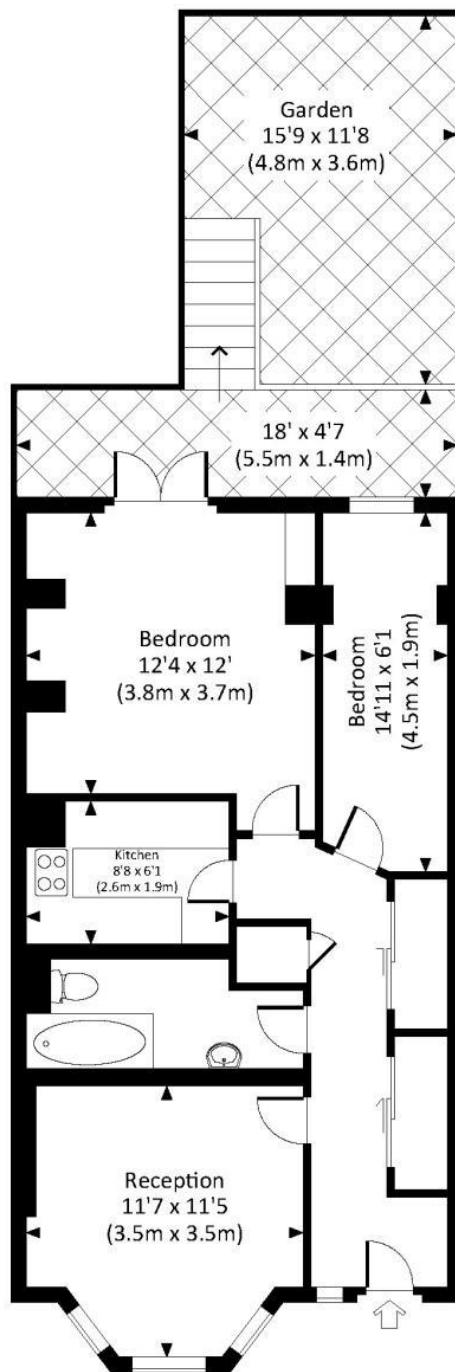
**PRICE: £495,000 Leasehold**



# AVONMORE ROAD, W14

Approx. gross internal area

616 Sq.Ft. / 57.2 Sq.M.



LOWER GROUND FLOOR



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2015 www.dowlingjones.com 020 7610 9933

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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for every step...

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