

FLETCHERS

ESTATE AGENTS



Charleville Road, W14

£1,060,000

A exceptionally finished, duplex conversion flat in the highly sought after Barons Court Conservation Area. Arranged over two floors and situated within an attractive, stucco Victorian building, the property has been immaculately renovated. The ground floor of the property comprises of a spacious and bright open plan reception/kitchen in what would have been the original double reception room. The features of the period have been maintained with original fireplaces and cornices. Either side of the chimney breast there is bespoke built in storage and an attractive bay window to the front allowing for lots of natural light. The kitchen has been recently refurbished and comes complete with fitted appliances. There is also a modernised bathroom suite on this floor.

The lower ground floor, much like the ground floor benefits from great ceiling height throughout and has two large double bedrooms and a further room which is currently laid out as a study. The master bedroom has a bay window to the front for natural light and benefits from built in storage. There is also a shower room to serve this floor. The rear double bedroom has direct access out into a generous private garden. This fantastic home is offered to the market with a share of the freehold and no onward chain.

Charleville Road is a quiet residential street within the Baron's Court Conservation Area. Located under half a mile to both West Kensington and Barons Court Underground Stations (District and Piccadilly Lines) the property offers excellent connections in and out of the city. The property is also situated nearby the prestigious Queens Tennis Club which hosts annual tennis tournaments. In close proximity there are an array of shops, pubs and restaurants both on North End Road and within Munster Village.

• Open Plan Kitchen/Reception • Duplex Conversion Flat • Share Of Freehold • Private Garden • No Onward Chain • Barons Court Conservation Area •

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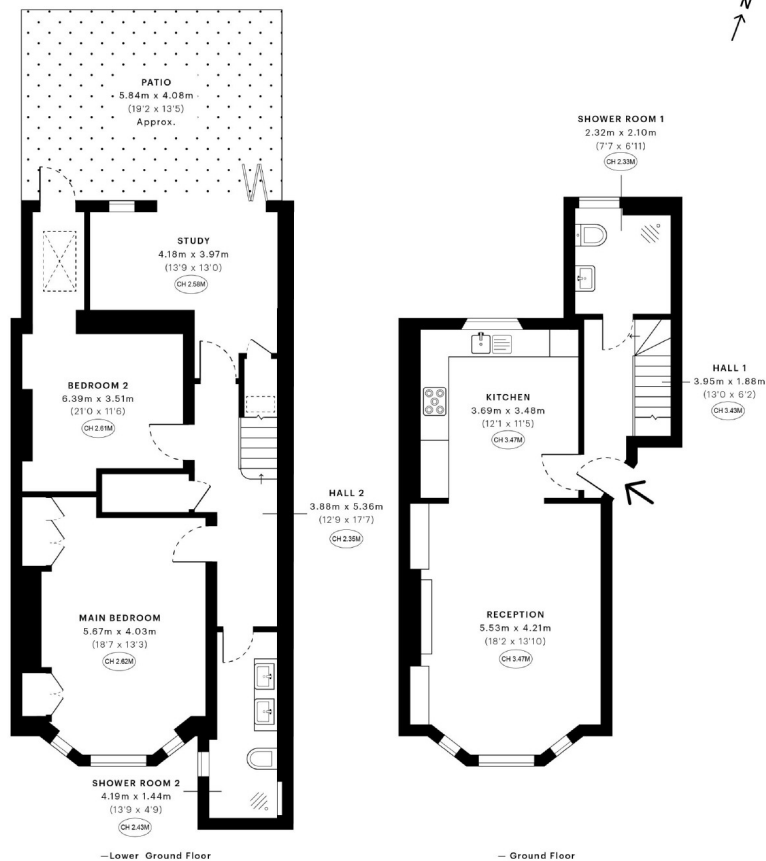
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CAPTURE DATE 29/07/2022 LASER SCAN POINTS 41,010,860

GROSS INTERNAL AREA

114.64 sqm / 1233.97 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
114.64 sqm / 1233.97 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
104.23 sqm / 1121.92 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.29 sqm / 3.12 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 111.50 sqm / 1200.18 sqft
IPMS 3C RESIDENTIAL 104.99 sqm / 1130.10 sqft
SPEC ID: 62d6d4c7553b8dd0dd87fa2b9

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Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.