



COMERAGH ROAD, W14

**£650,000 LEASEHOLD**

A beautifully presented and well-proportioned two double bedroom maisonette, spanning just over 800 sq ft with a private garden. The flat has been thoughtfully laid out, making full use of the available space while maintaining a bright and airy atmosphere throughout.

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## DESCRIPTION:

The property comprises two double bedrooms, both of excellent proportions with built in storage, served by a modern family bathroom and a separate utility room providing practical additional storage.

There is a well-equipped kitchen with floor to ceiling storage and a spacious reception room with room for a dining table, that leads onto the large patio garden. There is potential to extend into the side return and rear of the property subject to planning.

Comeragh Road is a quiet residential street only moments away from both Barons Court and West Kensington Underground Stations served by the Piccadilly and District lines. There is a vast array of eateries and bars nearby, including the popular Curtains Up pub. The North End Road provides a wealth of shops and amenities. Little Waitrose is a short walk away. Queens Club, Virgin Active and Fulham Pools are all located close by.





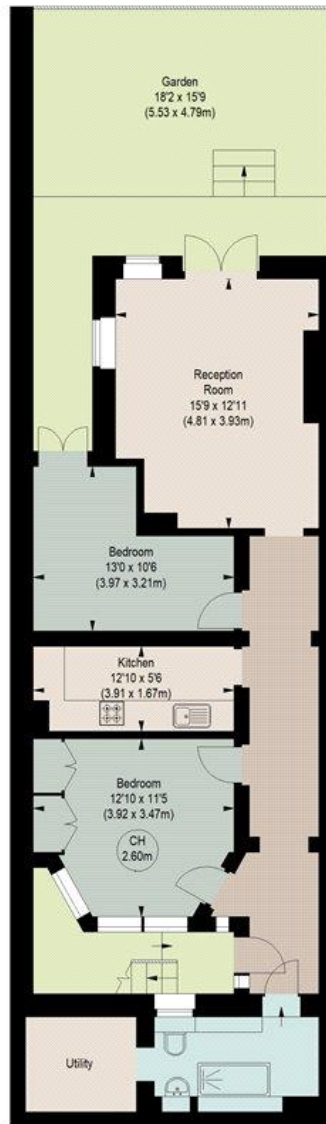




## COMERAGH ROAD, W14

Approximate gross internal area  
809 sq ft / 75.16 sq m

Key :  
CH - Ceiling Height



### LOWER GROUND 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    | 79 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Leasehold

**Term:** 82 year and 0 months

**Service Charge:** £2,506.52 per annum

**Ground Rent:** £100 Annually (subject to increase)

**Council Tax Band:** C

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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