



## Rugby Mansions, Bishop Kings Road, West Kensington, W14

£1,100,000 Share of Freehold

A superb three bedroom apartment on the second floor of a well maintained mansion block, with access to communal gardens.

Reception Room | Open Plan Kitchen | 3 Bedrooms | Bathroom | Shower Room | Communal Garden | 1057 Sq Ft / 98 Sq M | Council Tax Band F | EPC Rating Band D

**Winkworth**



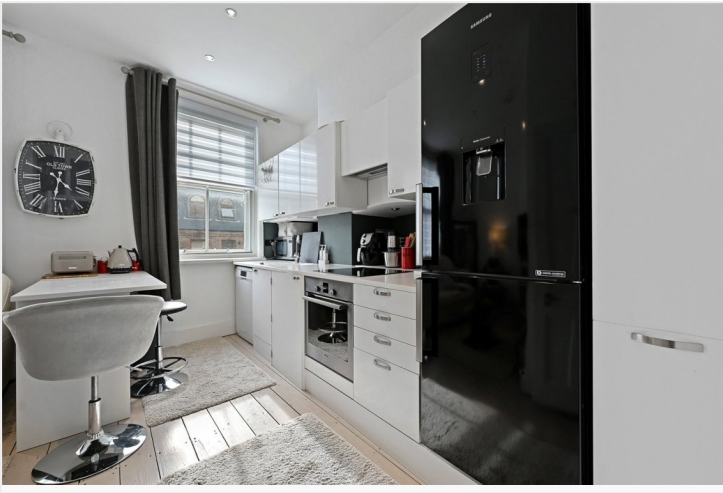
### LOCATION

Rugby Mansions is moments from the eagerly anticipated Olympia redevelopment and also offers easy access to the numerous amenities of Kensington High Street. The closest stations are Kensington Olympia, West Kensington and Barons Court, whilst a number of bus links provided easy access towards the West End.

### DESCRIPTION

Offered in superb condition throughout, the property is configured with three double bedrooms, although could easily be adapted to provide more reception space. Accommodation comprises entrance hall, three double bedrooms, two bathrooms and open plan reception room / kitchen.





**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Share of Freehold.

**PRICE:** £1,100,000 Share of Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1057 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 1057 SQ FT/ 98 SQM

## PROPERTY PHOTO PLANS .CO.UK

ONE STOP SHOP FOR PROPERTY MARKETING

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.

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.

Hammersmith | 0207 371 4466 | hammersmith@winkworth.co.uk

# Winkworth

for every step...

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.