



ARCHEL ROAD, W14
£1,050,000 LEASEHOLD

An exciting opportunity to acquire this beautifully arranged three-bedroom property on Archel Road, offering approximately 1,352 sq. ft of internal space (including eaves storage) across three well-proportioned floors.

Fulham & Parsons Green | 020 7731 3388 | fulham@winkworth.co.uk

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DESCRIPTION:

The ground floor opens into a spacious reception room with a feature fire place and a large bay window allowing for an abundance of natural light. This elegant space, with a ceiling height of 2.90m, is ideal for both relaxing and entertaining. To the rear is a modern kitchen and dining area, thoughtfully designed with ample storage and worktop space. Just off the kitchen is a downstairs guest cloakroom and useful utility space to complete the floor.

The first floor features two generously sized bedrooms. The principal bedroom, positioned at the front of the house, boasts built in storage and benefits from a ceiling height of 2.62m. The second bedroom is good in size with built in storage. It sits adjacent to a well-appointed family bathroom with a bath and overhead shower.

The second floor is home to a large double bedroom measuring enjoying an abundance of natural light. This floor also includes additional eaves storage, making excellent use of the available space, and a shower room for convenience.

Archel Road is located within the heart of Barons Court and is a short walk from an array of local shops, gyms, supermarkets, and amenities on the North End Road. The property is well connected to Central and South London via regular bus routes across the North End Road as well as tube stations found at West Brompton (District and Overground), West Kensington (District) and Barons Court (Piccadilly and District lines).





ARCHEL ROAD, W14

Approximate gross internal area

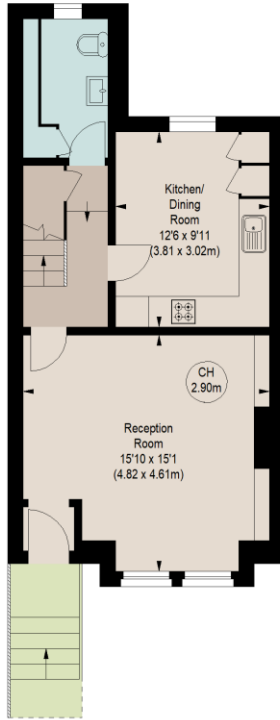
1352 sq ft / 125.60 sq m

(Including Eaves Storage)

Eaves Storage

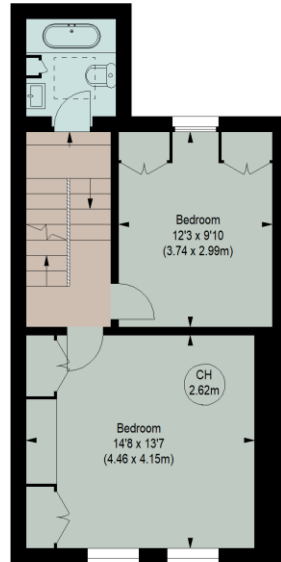
113 sq ft / 10.50 sq m

Key :
CH - Ceiling Height



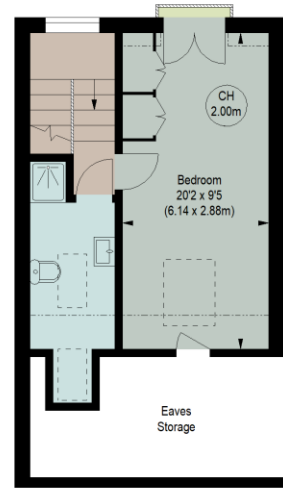
GROUND FLOOR

(43.43 m²)



FIRST FLOOR

(41.22 m²)



SECOND FLOOR

(40.93 m²)

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	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 998 year and 11 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: E

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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