



Smith &
Eriesson

Fitz-George Avenue

London, W14 • Guide Price £800,000 • Share of Freehold

On the first floor of this charming, gated mansion block in West Kensington SW10.

A spacious three bedroom flat situated on the 1st floor of this sought after red brick mansion block in West Kensington benefiting from high ceilings, views onto the well-presented courtyard and ample storage throughout. The flat is unmodernised and presents a wonderful opportunity for new owners to create their desired interior. There is precedent to create a second bathroom from the current bathroom and utility room, if desired, and with the usual permission. The layout of this flat allows for many differing views from each room and the ceiling heights on this level are very desirable.





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**Smith &
Ericsson**

Fitz-George avenue is a quiet, wide, tree lined street of Victorian mansions blocks, with security gates and conveniently located for the local shops and restaurants in nearby Kensington and Fulham.

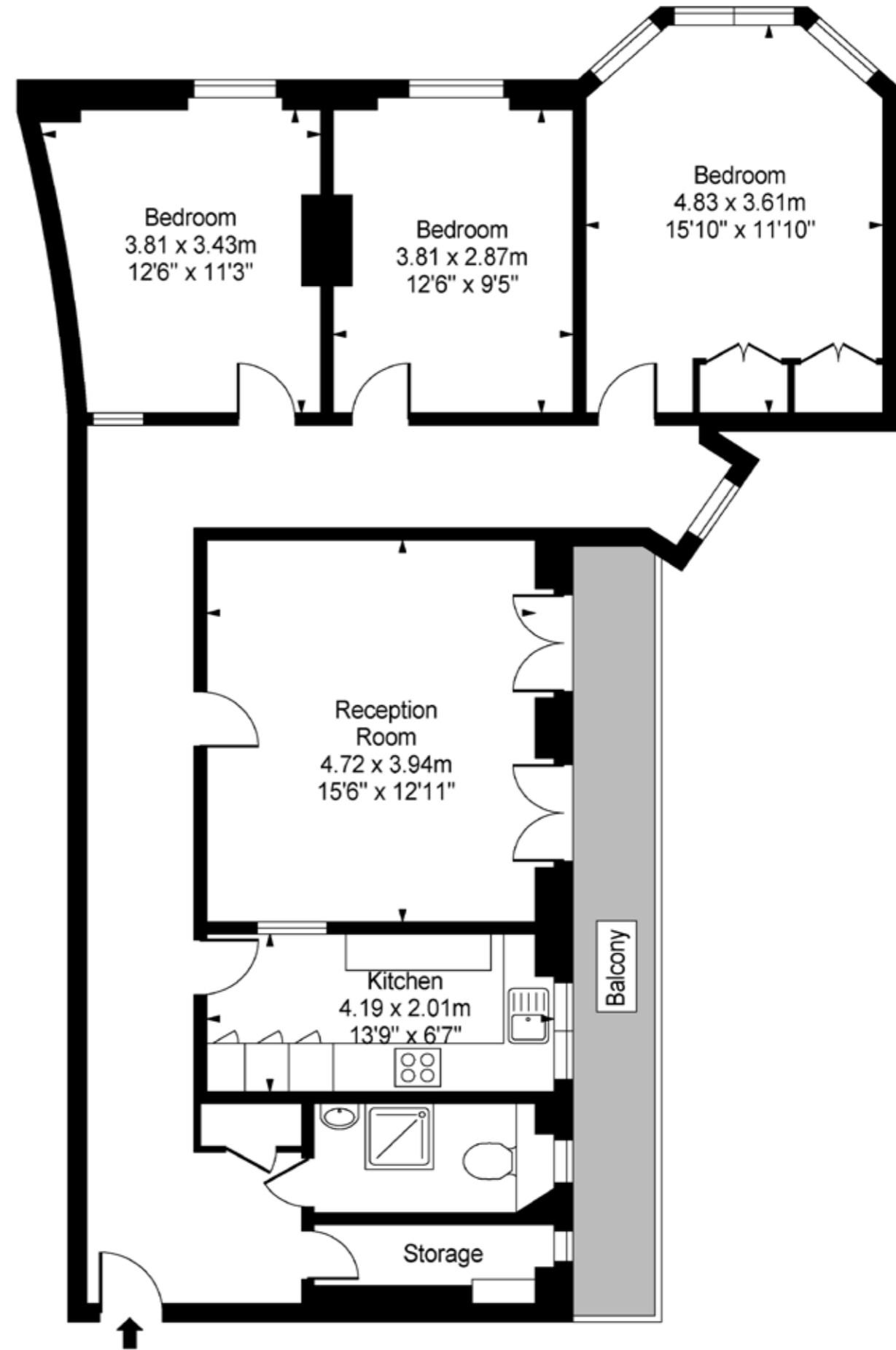
Transport links are excellent with Barons Court and Earls Court tube stations and Olympia train station all very nearby. Kensington High Street and Fulham shopping areas are conveniently located and also offer many bars, restaurants and cafes.



Offered chain free.

- Borough of Hammersmith & Fulham
- Council Tax Band F - £1,773 per annum
- Service charges approx £8,700 per annum

First Floor



Gross Internal Area (approx): 1,132sq.ft
105.2sq.m
For identification only. Not to scale.

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For more information, contact:

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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