



Irving Road W14





# Irving Road W14

**1 DOUBLE BEDROOM**

**RECEPTION**

**KITCHEN**

**BATHROOM**

**PRIVATE ROOF TERRACE**

**STORAGE**

**EPC RATING**

**COUNCIL TAX BAND C**

**LEASE LENGTH: 144 YRS APX**

**BUILDING INSURANCE: £603 PA APX**

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A charming 1 bedroom flat which occupies the raised ground floor of a handsome Victorian property with a fantastic southerly roof terrace. The generous reception to the front has a shuttered bay window and feature fireplace. The double bedroom has built-in wardrobes and a sash window with a southerly aspect. The bright, contemporary kitchen to the rear has a custom-built window seat with ample storage and French doors which open onto a generous decked southerly roof terrace. The hallway has under stairs storage and there is also a contemporary, part-tiled shower room.

This delightful property of approximately 487 sq ft has wood flooring throughout and is well positioned on one of Brook Greens most desirable roads and is located close to transport at Hammersmith Broadway and Kensington Olympia, commerce on Shepherds Bush Road and Brook Green.

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**PRICE GUIDE £525,000**  
**LEASEHOLD - SHARE OF FREEHOLD**  
**SUBJECT TO CONTRACT**

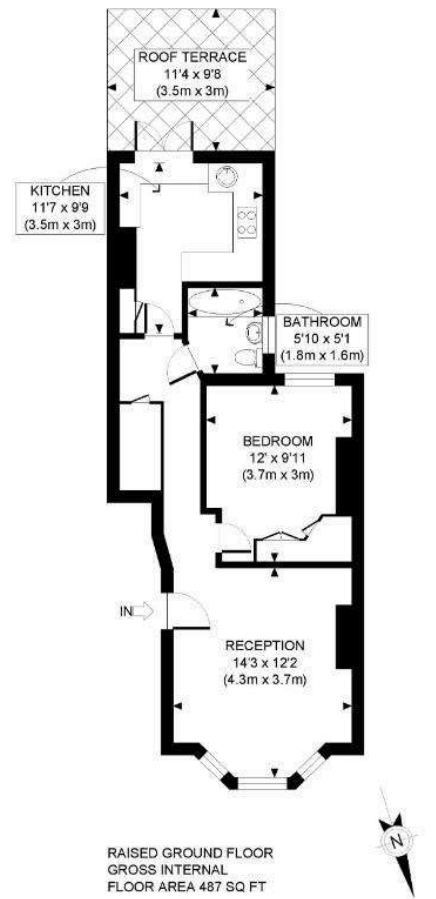








IRVING ROAD, W14



APPROX. GROSS INTERNAL FLOOR AREA: 487 SQ FT/ 45 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.