

# HUNTERS<sup>®</sup>

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6 Charville Road

West Kensington, London, W14 9JL

Guide Price £255,000





## Area Map



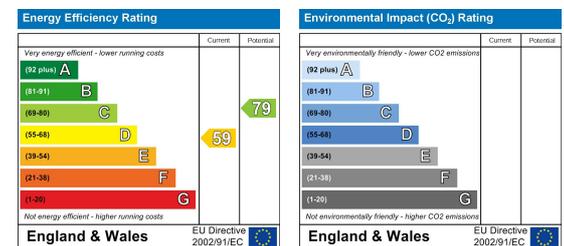
Nestled in the heart of London, this charming studio flat at Charleville Road offers a unique opportunity for those seeking a comfortable and convenient living space. Spanning an efficient 247 square feet, this well-designed studio is perfect for individuals or couples looking for a modern lifestyle in a vibrant city.

Situated on the second floor, the flat benefits from an abundance of natural light, creating a warm and inviting atmosphere. The property features a well-appointed reception room that serves as a versatile space for relaxation and entertaining. The bathroom is thoughtfully designed, providing all the necessary amenities for your daily needs.

Located within a conservation area, this studio flat not only offers a peaceful environment but also the charm of historic surroundings. The area is well-connected, making it easy to explore the best that London has to offer, from its rich cultural heritage to its bustling shopping districts.

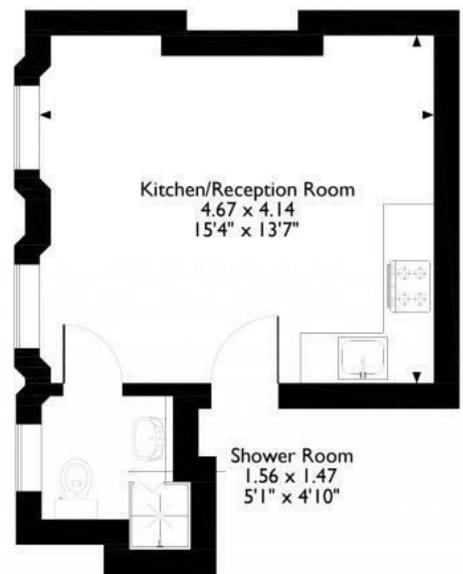
With 107 years remaining on the lease, this property presents a fantastic opportunity for both first-time buyers and investors alike. Whether you are looking to make this your new home or seeking a rental investment, this studio flat is a delightful choice that combines comfort, convenience, and character in one of London's most desirable locations.

- Studio Flat For Sale
- Situated on the Second Floor
- L.B. of Hammersmith and Fulham
- Excellent Amenities
- Excellent Transport Links
- New Roof Installed on Block about 18m ago
- Conservation Area
- Service Charge £400pa
- Ground Rent £150pa
- This property produces 1.6 tonnes of CO2



## Charleville Road, London

Gross Internal Area = 23 sqm / 247 sq ft



### Second Floor

Please note that the location of doors, windows and other items are approximations and the floorplan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.