



**CASTLETOWN ROAD, W14**  
**£800,000**

**Carter Jonas**

# CASTLETOWN ROAD, W14

A fabulous lower ground floor flat boasting its own private entrance and features a wonderful open plan Schmidt kitchen/dining/reception room with wood flooring and ample storage.

To the rear of the property are two double bedrooms, both with built in storage and one with access to the good-sized patio garden as well as an immaculate family bathroom with jacuzzi bath.

To the front of the apartment is a second shower room, a study that could also be used as a bedroom and additional storage. Further benefits include a separate laundry room.

Castletown Road sits within the sought-after West Kensington grid. West Kensington Underground Station (District Line) is 0.1 miles and Barons Court Underground Station (District and Picadilly Lines) is 0.3 miles. The road is within easy reach of the area's vibrant selection of shops, bars and restaurants.

## AMENITIES

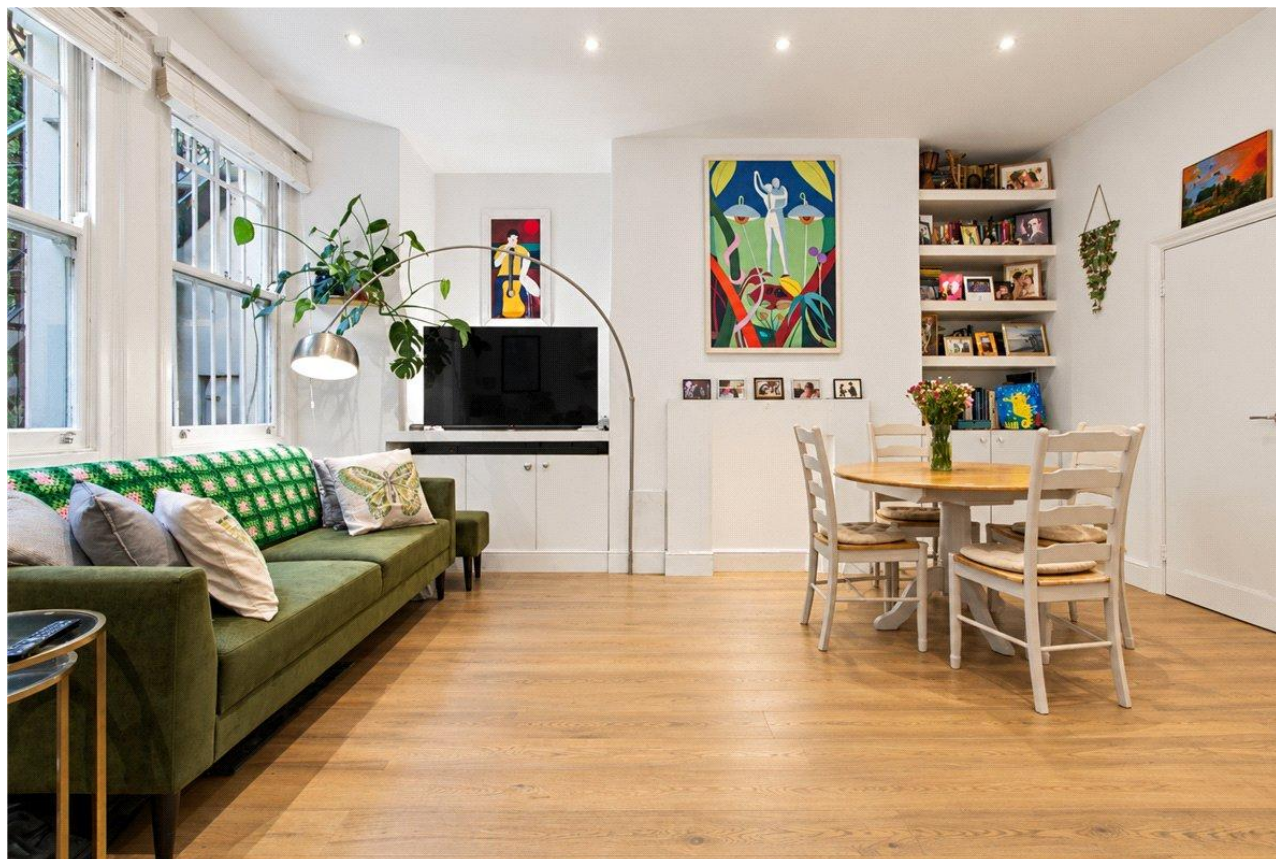
- 2/3 Bedrooms
- 2 Bathroom
- Well Equipped Kitchen
- Open Plan Reception/Dining Area
- Patio Garden
- Leasehold expires 24/03/2172

**TENURE** Leasehold

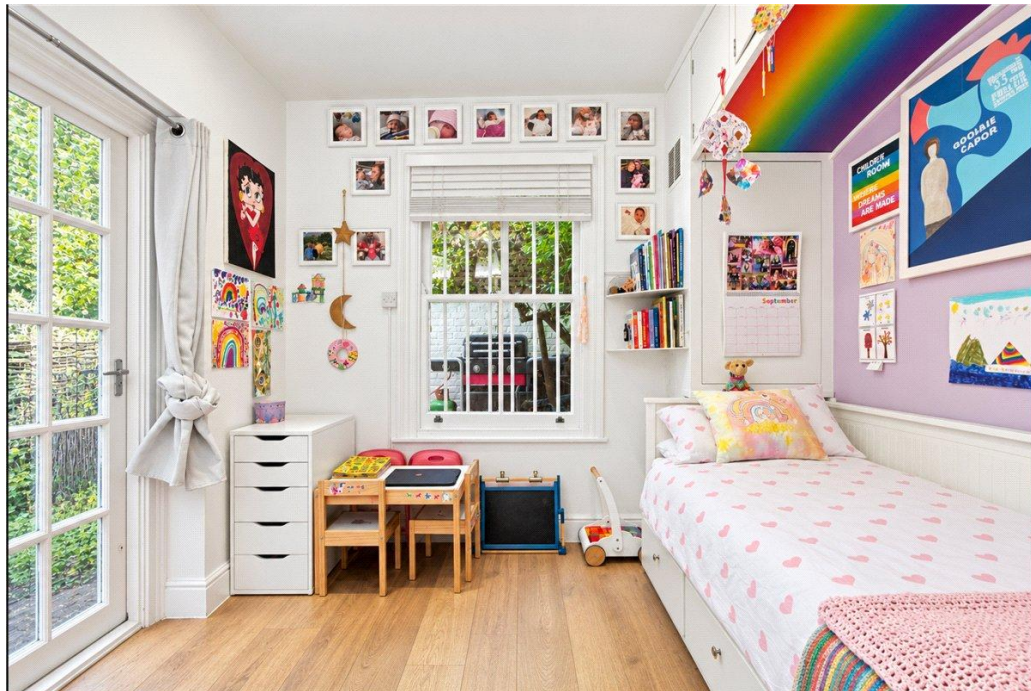
**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND** C

## A BRILLIANTLY LOCATED TWO/THREE BEDROOM PATIO FLAT WITH FABULOUS ENTERTAINING SPACE.

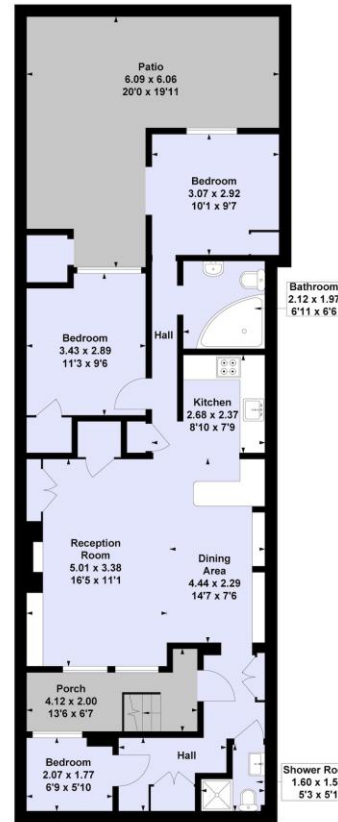


Classification L2 - Business Data



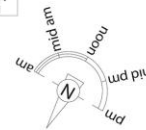
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Approximate Floor Area = 76.65 sq m / 825 sq ft



Lower Ground Floor

This floor plan has been prepared in accordance with the RICS Property Measurement Standards. All measurements are approximate and for illustrative purposes only.



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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