



## Aurioi Mansions, Edith Road, West Kensington, W14

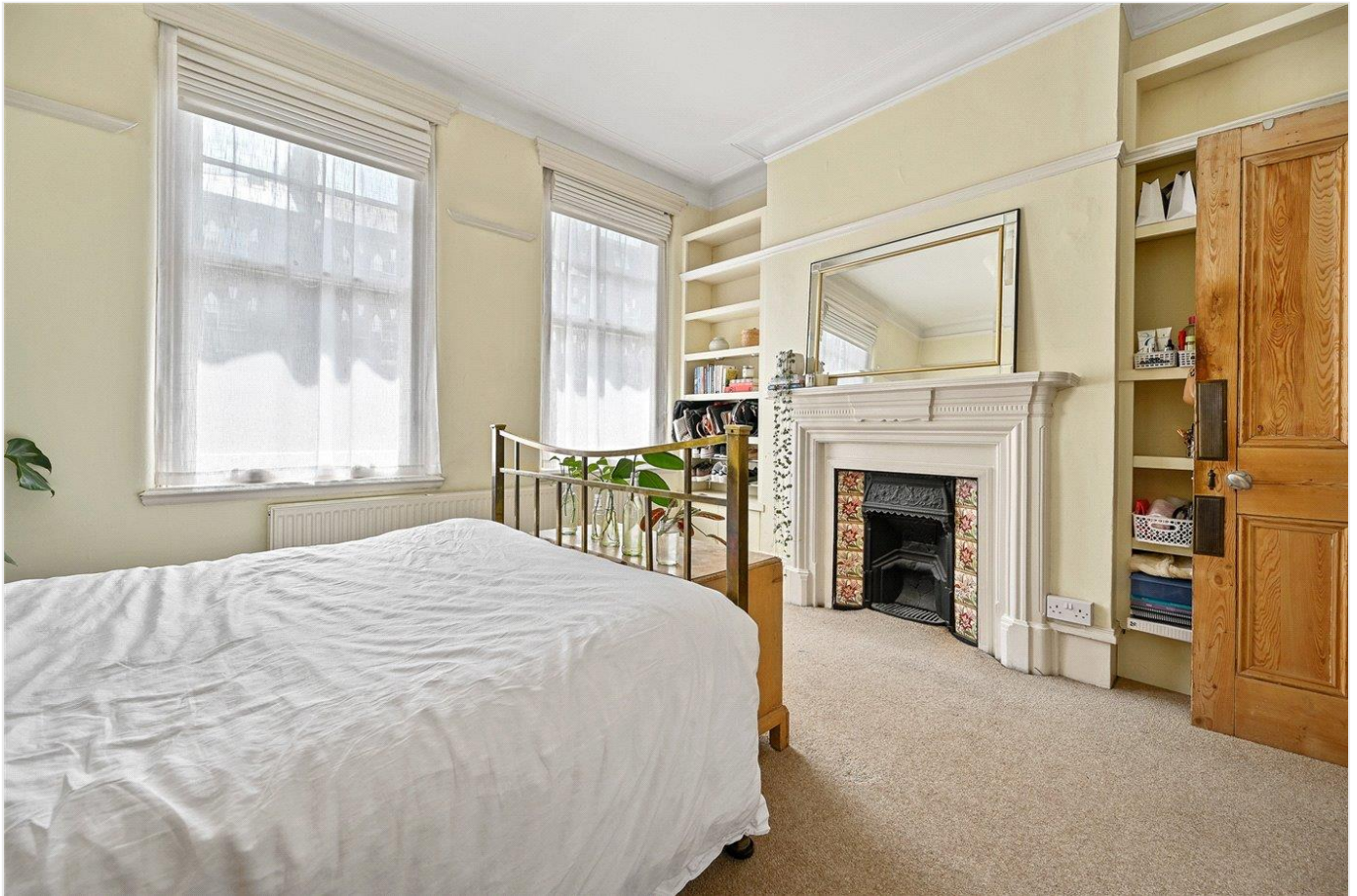
£899,950 Share of Freehold

A superb three double bedroom, two bathroom lateral flat on the first floor of a red brick mansion block.

A video viewing of this property is available. Please enquire for further details.

Reception Room | Kitchen | 3 Bedrooms | Bathroom | Shower Room | 1031 Sq Ft / 96 Sq M | Council Tax Band F | EPC Rating Band D

**Winkworth**



## LOCATION

Located on the corner of Edith Road and Auriol Road, the property is ideal for quick and easy access to the Underground stations at both Barons Court (Piccadilly and District lines) and West Kensington (District line) with London Overground services available at Kensington Olympia. A wide range of local amenities are close to hand, including some superb local shops, pubs and restaurants in Brook Green, whilst a more comprehensive selection is on offer on Kensington High Street and Westfield London. A number of well-regarded schools, both state and private sector, are also within walking distance.



## DESCRIPTION

Set within a most attractive small mansion block and offered in good order throughout, the property offers spacious accommodation arranged over one floor which comprises entrance hall, reception room, kitchen/dining room, three double bedrooms, bathroom and shower room.





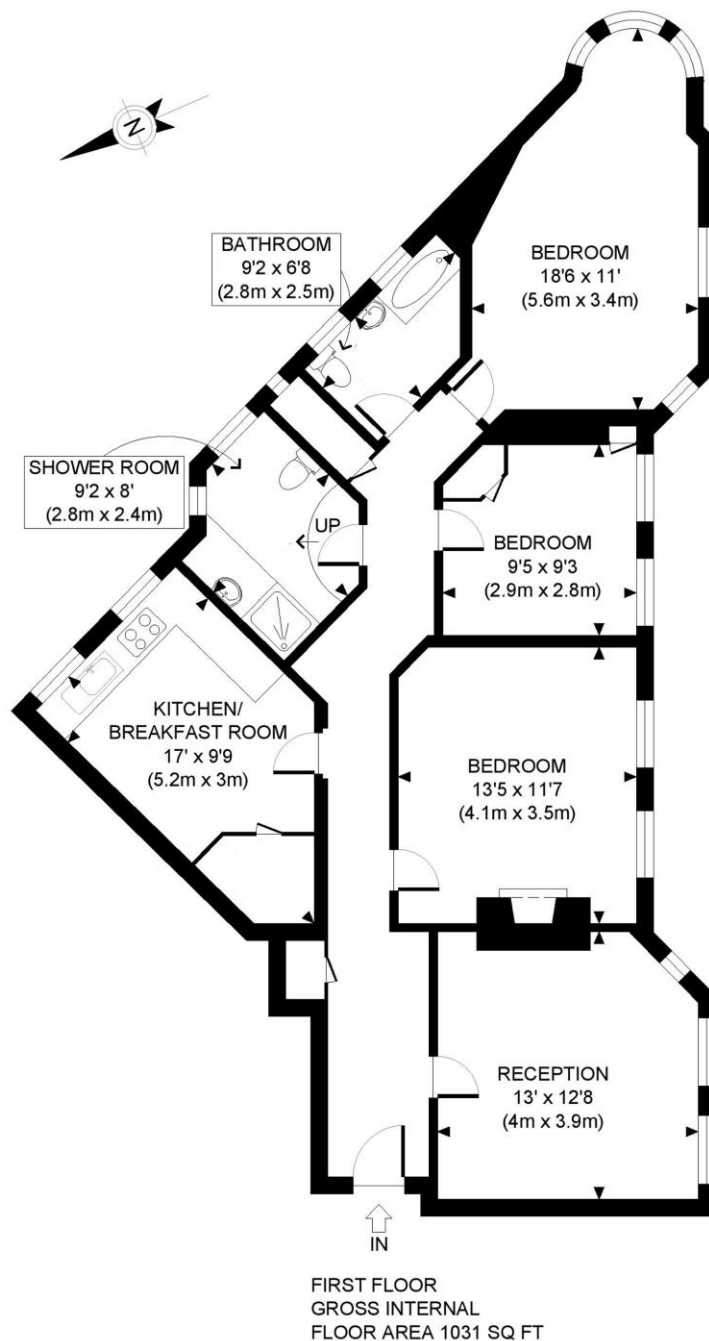
**LOCAL AUTHORITY**  
Hammersmith and Fulham

**TENURE**  
Share of Freehold.

**PRICE:** £899,950 Share of Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA: 1031 SQ FT/ 96 SQM

**PROPERTY PHOTO PLANS**.co.uk  
 ONE STOP SHOP FOR PROPERTY MARKETING

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 miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

Hammersmith | 0207 371 4466 | hammersmith@winkworth.co.uk

**Winkworth**

for every step...

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.