

Shaws
KENSINGTON



**Comeragh Road, Barons Court, Hammersmith,
London, W14**

Guide Price: £580,000

Share of Freehold

Comeragh Road, Barons Court, Hammersmith, London, W14

Council Tax Band: D

Service Charge (per annum): £1,188.00

Available Chain Free is this exciting and light lower ground floor two-bedroom garden flat that has been modified by its present owners in creating an attractive modern fitted kitchen open plan to a delightful and bright lounge with feature fireplace, the property further comprises luxury shower room, wooden floors, two large vaults for storage and mature walled gardens.

Comeragh Road is a highly sought-after location within minutes to both Barons Court and West Kensington underground stations, local shops, the A4 and bus services on North End Road.

- Share of Freehold
- Two-Bedroom
- Lower Ground Floor
- Modern Fitted Kitchen
- Luxury Shower Room
- Attractive Private Garden

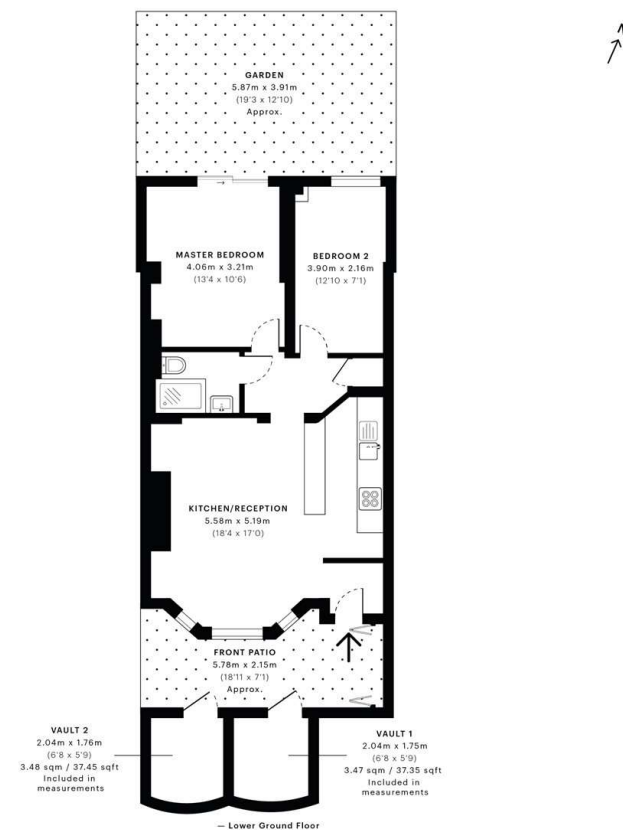


Comeragh Road, W14

CAPTURE DATE: 04/08/2020 LASER SCAN POINTS: 56,398,334

GROSS INTERNAL AREA

65.52 sqm / 705.25 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
65.52 sqm / 705.25 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
60.14 sqm / 647.34 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 64.91 sqm / 698.69 sqft
IPMS 3C RESIDENTIAL 60.54 sqm / 651.65 sqft

spec id: 5f18724e5927c50fc101688





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)	77	77
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Shaws Kensington - Shaws Kensington

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Disclaimer

Every care has been taken with the preparation of these property details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order.