



**St Dunstons Road, West Kensington, London, W6**

**Guide Price: £830,000**

*Share of Freehold*

# St Dunstans Road, West Kensington, London, W6



St. Dunstans Road, W6

CAPTURE DATE 17/11/2020 LASER SCAN POINTS 2,636,344

GROSS INTERNAL AREA

78.52 sqm / 845.18 sqft

**Share of Freehold: 980 years remaining**

**Council Tax Band: E**

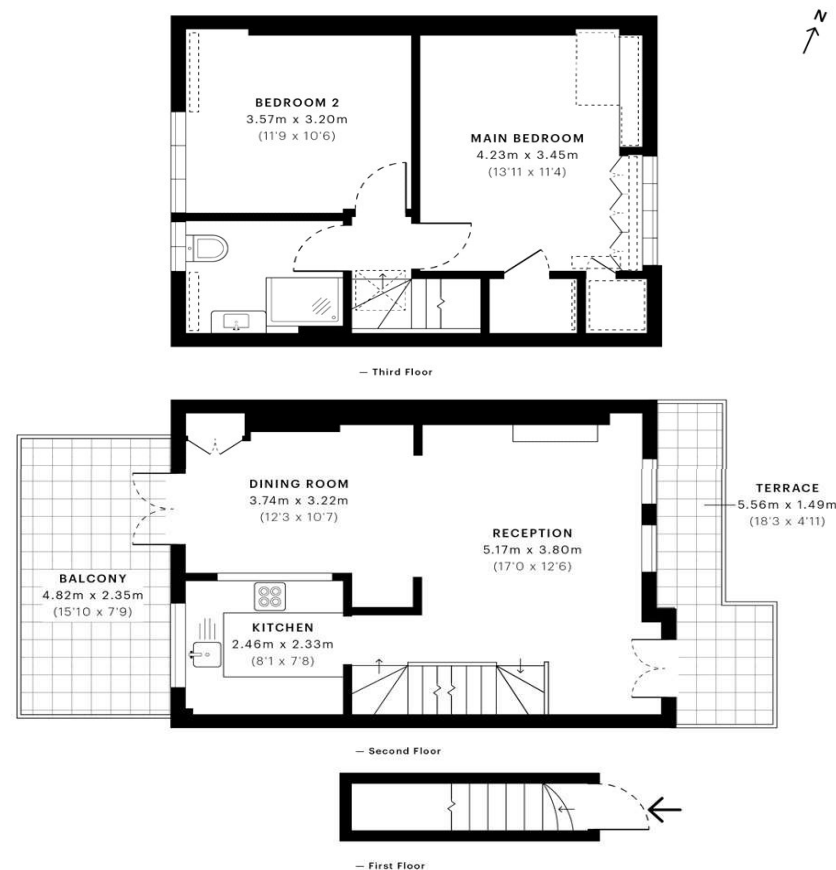
**Service Charge: £0.00**

**Ground Rent: £0.00**

An exceptionally well presented first/second floor maisonette that comprises a bright and attractive living room, wooden floors, dining area, feature fireplace, balcony, modern fitted kitchen with integrated units, luxury shower room, bedrooms with fitted wardrobes and is further enhanced by the west facing terrace to the rear of the property.

The property is located just 253m (approx.) from Barons Court underground station and 841m (approx.) from Hammersmith Broadway where both underground and bus stations can be found. A wide variety of shops, restaurants and other amenities are available to both the east and west of the property at Barons Court and Fulham Palace Road.

- Share of Freehold
- Two-Bedrooms
- First & Second Floor
- Patio & Balcony
- Filled with Natural Light
- Wonderfully Finished Throughout



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
78.52 sqm / 845.18 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
69.06 sqm / 743.36 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
17.80 sqm / 191.60 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
4.11 sqm / 44.24 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 90.90 sqm / 978.44 sqft  
IPMS 3C RESIDENTIAL 87.44 sqm / 941.20 sqft

spec id: 5faa7c3a9fee4e0dc3f0335a





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)	75	78
<b>C</b>		
(55-68)		
<b>D</b>		
(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	

## 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.