

Shaws
KENSINGTON



St Andrews Road, West Kensington, London, W14

Guide Price: £325,000

Share of Freehold

St Andrews Road, West Kensington, London, W14



St. Andrews Mansions, W14

CAPTURE DATE 16/11/2020 LASER SCAN POINTS 920.320

GROSS INTERNAL AREA

29.79 sqm / 320.66 sqft

Council Tax Band: B £875

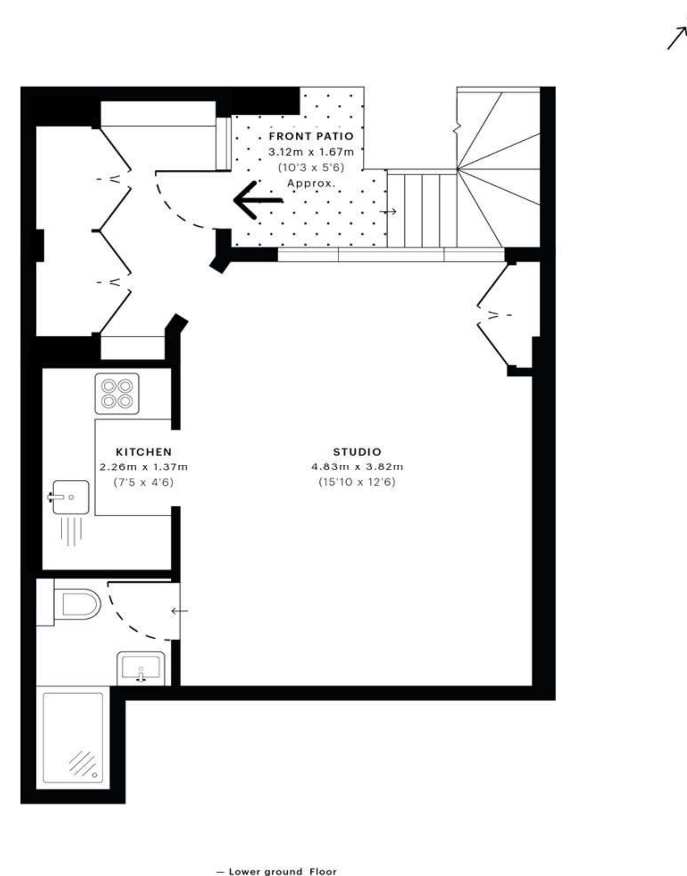
Service Charge: £0.00

Ground Rent: £0.00

A must see newly refurbished studio apartment that has been tastefully modernised throughout and benefits from wooden floors, pull down built-in bed, walk-in shower room, modern fitted kitchen, full double glazing and its very own private entrance.

St Andrews Road is a residential road served well by nearby pubs and restaurants. Barons Court and West Kensington underground stations, all within 400 yards.

- Share of Freehold
- Beautifully finished
- Wooden flooring
- Walk in shower room
- Modern fitted kitchen



 GROSS INTERNAL AREA (GIA)
The footprint of the property
29.79 sqm / 320.66 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
28.23 sqm / 303.87 sqft

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

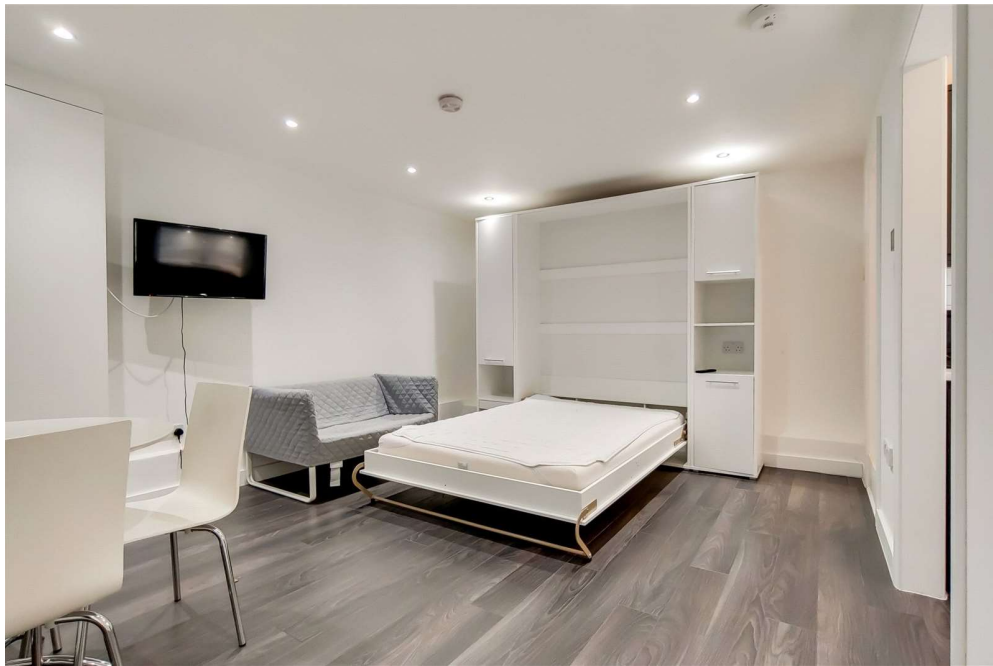
 RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



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.

#PMS 38 RESIDENTIAL 30.15 sqm / 324.53 sqft
#PMS 3C RESIDENTIAL 28.58 sqm / 307.63 sqft

SPEC ID: 5faa73739fee4e0dc3f03354





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C	73	76
(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.