

£610,000 Leasehold

Flat Thirty Three Charlotte Court, Invermead Close, London W6 0WW



- Second Floor (building has a lift)
- Kitchen Separate from Reception Room
- Balcony
- Approx. 753 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Short Walk from Stamford Brook Station

GENERAL DESCRIPTION

This second-floor property has a reception room with corner balcony plus large windows on two sides. The main bedroom is also dual-aspect and includes a built-in wardrobe. There is a generously-sized second double bedroom, a spacious, naturally-lit kitchen and a simple, white-tiled bathroom. Well insulated walls, modern double glazing and gas central heating make for a very good energy-efficiency rating. Invermead Close is a private cul-de-sac just off Goldhawk Road. Stamford Brook Station (District Line) is only a few minutes walk away and the lake, gardens and green open spaces of Ravenscourt Park are close by. There is a wide selection of shops and restaurants on nearby Chiswick High Road and King Street plus plenty more within easy reach. The development has a communal cycle store and, although the flat does not come with an allocated parking space, residents can apply for a permit to park within the development.

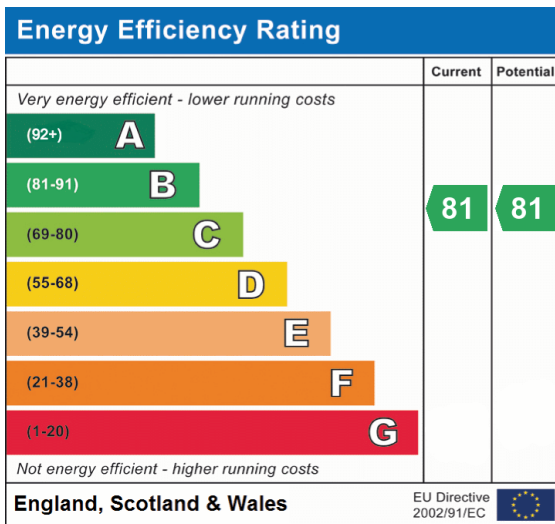
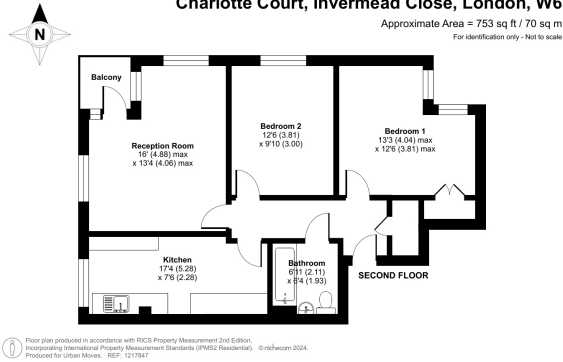
Tenure: Leasehold (125 years from August 2004).

Service Charge: £209.78 per month (subject to annual review).

Council Tax: Band E, London Borough of Hammersmith & Fulham.

Please Note: This property is currently part-owned by A2 Dominion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception Room

16' 0" max. x 13' 4" max. (4.88m x 4.06m)

Balcony

Kitchen

17' 4" x 7' 6" (5.28m x 2.29m)

Bedroom 1

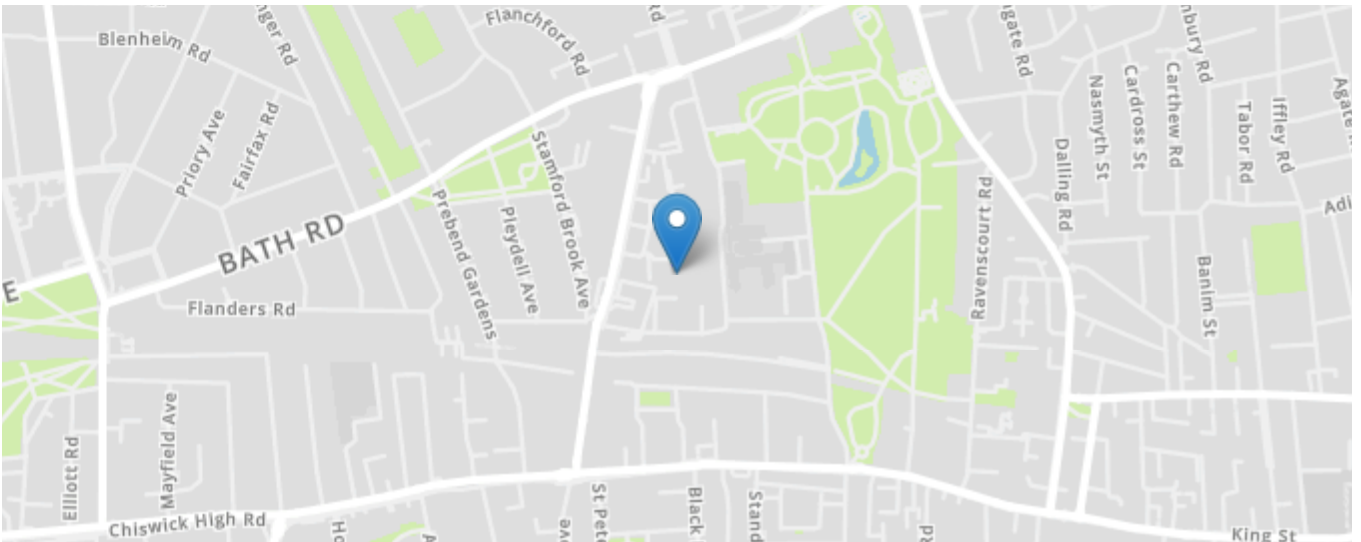
13' 3" max. x 12' 6" max. (4.04m x 3.81m)

Bedroom 2

12' 6" x 9' 10" (3.81m x 3.00m)

Bathroom

6' 11" x 6' 4" (2.11m x 1.93m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.