



COLWITH ROAD, LONDON, W6
£800,000

Carter Jonas

COLWITH ROAD, LONDON, W6

A beautifully presented upper floor, split level flat featuring on the first floor a bay fronted reception room, double bedroom with fitted wardrobes, well equipped kitchen/dining room, WC and bathroom.

On the top floor is the main bedroom with fitted wardrobes, ensuite shower and doors leading to a fabulous flat roof.

Colwith Road is a quiet residential street between the River Thames and Fulham Palace Road and is ideally located for the shops and amenities of Fulham Palace Road as well as being within easy walking distance of Charing Cross Hospital. The nearest tube station is Hammersmith Station (0.7miles), (Piccadilly and District Lines) and is also ideally located for the M4/A4 road links.

AMENITIES

- **2 Bedrooms**
- **2 Bathrooms**
- **Flat Roof**
- **Upper Floor Split Level**
- **Kitchen/Dining Room**
- **Bay fronted reception room**

TENURE 165 years from 16/12/2004

LOCAL AUTHORITY Hammersmith and Fulham

EPC BAND D

A beautifully presented upper floor split level flat with attractive flat roof.



Classification L2 - Business Data

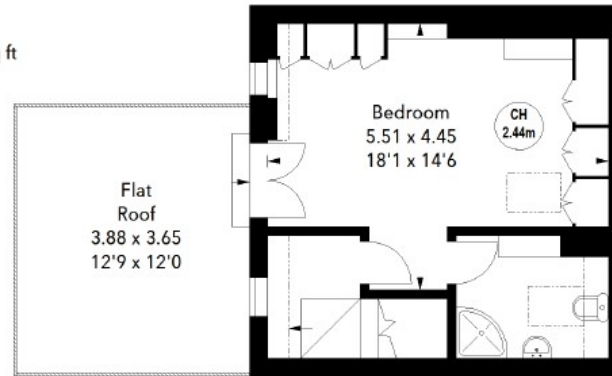




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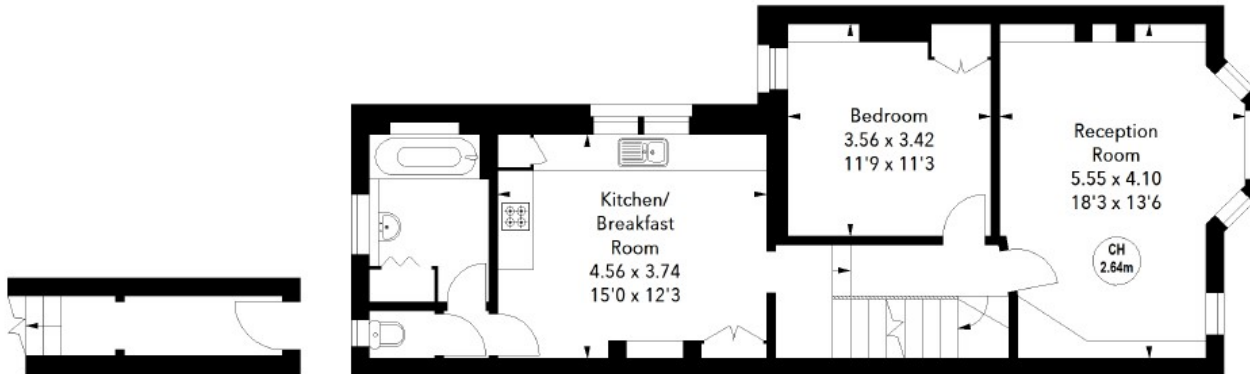
Approximate Area = 102.15 sq m / 1100 sq ft

Key :
CH - Ceiling Height



Second Floor

Approx. 31.59 sq m / 340 sq ft



Ground Floor

Approx. 4.45 sq m / 48 sq ft

First Floor

Approx. 66.75 sq m / 718 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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