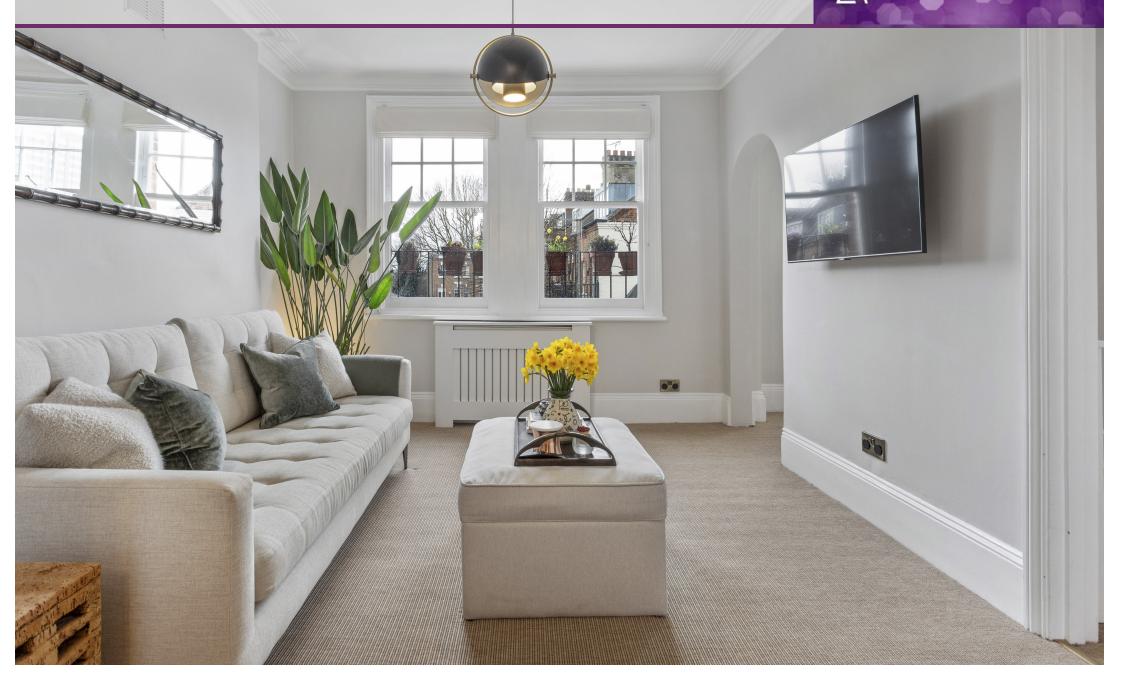
Margravine Gardens Hammersmith, London, W6









RESTRICTED

HEIGHT AREA

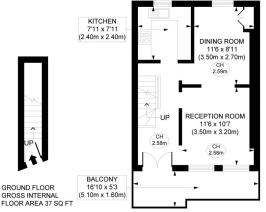






HEIGHT BEDROOM 2 10'5 x 9'1 3.15m x 2.75m ASTER BEDROOM 13'8 x 10'6 4 15m x 3 20m

SECOND FLOOR GROSS INTERNAL FLOOR AREA 328 SQ FT



FIRST FLOOR GROSS INTERNAL FLOOR AREA 404 SQ FT

Margravine Gardens, W6

71.51 SQ.M / 769 SQ.FT (Including Restricted Height Area) 69.11 SQ.M / 744 SQ.FT (Excluding Restricted Height Area)

KEY: Restricted Head Height

Approximate Gross Internal Area

NSONRUTTER





Price Guide: £735,000

An exceptional two double bedroom split-level flat that has been recently refurbished and is beautifully presented throughout, located in one of the most sought after roads within Barons Court. The property which is extremely light and airy comprises a stylish living room which opens onto the dining room, a modern fully fitted kitchen, two generous double bedrooms and a lovely bathroom suite.

Margravine Gardens

Hammersmith, London, W6

Further benefits include a "study/office area" and an attractive balcony with ample space for BBQ and table and chairs. This flat would make the ideal purchase for a couple of first time buyer. Margravine Gardens is located with a 2 – 3 minute walk to Barons Court underground station and moments from the prestigious Queens Club and a variety of boutique shops and restaurants, as well as offering easy access to the A4/M4. Leasehold.

Exceptional two double bedroom split-level flat which has been recently refurbished Sought after road | Stylish living room opening to dining room | Modern fully fitted kitchen Lovely bathroom suite | Short walk to Barons Court station | Study/office area | Access to A4/M4 Close to transport & a variety of amenities | 769 Sq. Ft. (71.51 Sq. M.) Leasehold

All viewings by appointment through our Hammersmith Office:

T: 020 7385 7000

E: hammersmith@lawsonrutter.com

192Fulham Palace Road, London W6 9PA

In accordance with the Property Misdescription Act 1991, we wish to emphasise that the information given in these particulars is intended to help you decide whether you wish to view this property. Whilst every care is taken to ensure the accuracy of these particulars please note that all measurements are approximate and we are, for the accuracy of other information, reliant on what the seller has provided. We strongly recommend that you rely on your own inspections and those of your advisors to establish the details of any BARON'S COURT aspects which are of particular importance. Please note that we have not undertaken any survey of the property or the appliances within it and the buyer must rely on their own investigations prior to exchange

