



## Studland Street, Hammersmith, London, W6

£395,000

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A delightful and generous one-bedroom flat located on Studland Street right in the lively heart of Hammersmith.

This lower ground floor flat features a private entrance, a generous living room, a modern bathroom, a cosy bedroom, and a spacious eat-in kitchen that opens onto a large private patio—ideal for enjoying your morning coffee or unwinding after a long day.

Studland Street is superbly situated in a vibrant part of Hammersmith, offering a blend of urban convenience and serene green spaces. The property is just a short walk from Ravenscourt Park and Hammersmith stations, providing excellent transport links via the District, Piccadilly, and Hammersmith & City lines.

King Street, with its array of shops, restaurants, and pubs, is just around the corner, ensuring you have everything you need within easy reach.

### Floor Area

556 sq. ft.

### Tenure

Leasehold

### Service Charge

£2066.66 per annum

### Ground Rent

£300 per annum

- QUOTE REF AR0255
- Leasehold with a long lease
- Spacious living room and a separate modern eat-in kitchen
- Lower ground floor flat in a period property
- Short walk to Ravenscourt Park and River Thames
- Chain-free | Ideal investment
- Delightful one bedroom flat with a private entrance
- Gas central heating and double glazed windows
- Private patio perfect for relaxing
- Prime location near Ravenscourt Park and Hammersmith stations



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APPROX. GROSS INTERNAL AREA: 51.7 m<sup>2</sup> ... 556 ft<sup>2</sup> (excluding patio)



LOWER GROUND FLOOR

All attempts have been made to ensure the accuracy of this floor plan. All measurements of doors, windows, opening directions, room measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for display purposes only and not to scale. The total floor area is not a guarantee, should be used as an approximation and not be used on the basis of valuation.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	