



## **First and Second floor flat, 224 King Street, Hammersmith, London, W6 0RA**

**Guide Price £650,000**

Property Description:

Offers in Excess of £699,950

Discover luxury living in this newly refurbished three double bedroom, two bathroom flat, spread across the first and second floors. Completed to a high standard with integrated appliances, this stunning property features:

**Spacious Layout:** Three double bedrooms with fitted wardrobes, providing ample storage.

**Modern Bathrooms:** Two stylish, fully-tiled bathrooms with contemporary fixtures.

**Bright Reception:** A nice and bright reception area, perfect for relaxation and entertaining.

**Open Plan Kitchen:** Modern kitchen with integrated appliances, seamlessly flowing into the living area.

**Large Terrace:** Expansive terrace offering a perfect space for outdoor dining and entertaining.

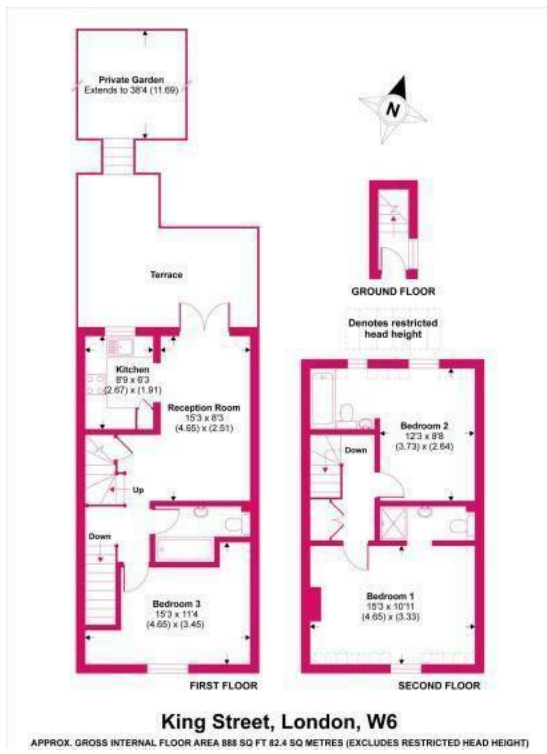
**Private Garden:** Enjoy the outdoors in your own private garden.

**Modern Decor:** Sleek and contemporary design throughout, with wooden floors and gas central heating.

**Prime Location:** Seconds away from the restaurants, cafes, delis, and supermarkets of Hammersmith and Ravenscourt Park.

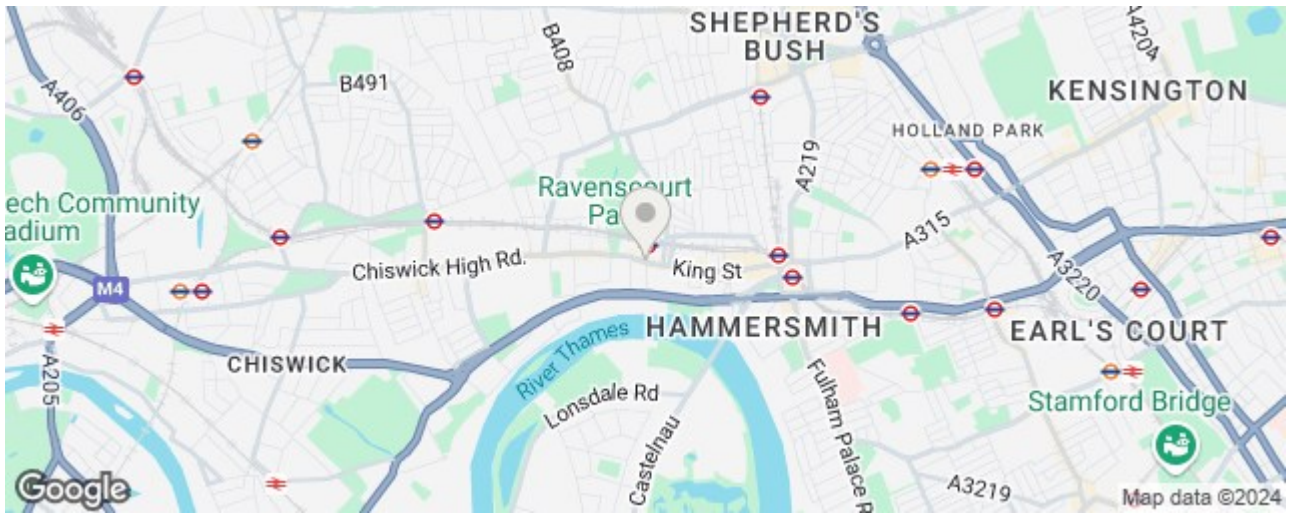
**Excellent Transport Links:** Short walk to Ravenscourt Park tube station (District line) and Hammersmith tube station (District, Piccadilly, Circle, and Hammersmith & City lines).

Experience the best of city living in this exceptional flat. Contact us today to arrange a viewing and make this exquisite property your new home.



**King Street, London, W6**

APPROX. GROSS INTERNAL FLOOR AREA 888 SQ FT 82.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	39-54	E	41-50
F	21-38	F	51-60
G	1-20	G	61-70

Energy Efficiency Rating: 74 (Green)  
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