



Dorigen Court, Lisgar Terrace, London, W14 8SF

£735,000

FOR SALE

A 2 BED 2 BATH APARTMENT LOCATED IN DORIGEN COURT WHICH IS PART OF 'SAMUEL SQUARE' A COMPLETELY REFURBISHED PERIOD BUILDING LOCATED OFF KENSINGTON HIGH STREET ON A QUIET LEAFY ROAD YET ONLY MINUTES FROM THE STATION, SHOPS, RESTAURANTS AND BARS OF WEST KENSINGTON.

The accommodation comprises a dual aspect reception room with a modern fitted kitchen, wooden floors, sash windows and views over the street. The master bedroom has built in wardrobes and an En-suite bathroom, the second bedroom also has built in wardrobes and has use of the main bathroom located off the hallway.

GROUND RENT £0 / SERVICE CHARGE £1,557 PA / LEASE 245 YEARS *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

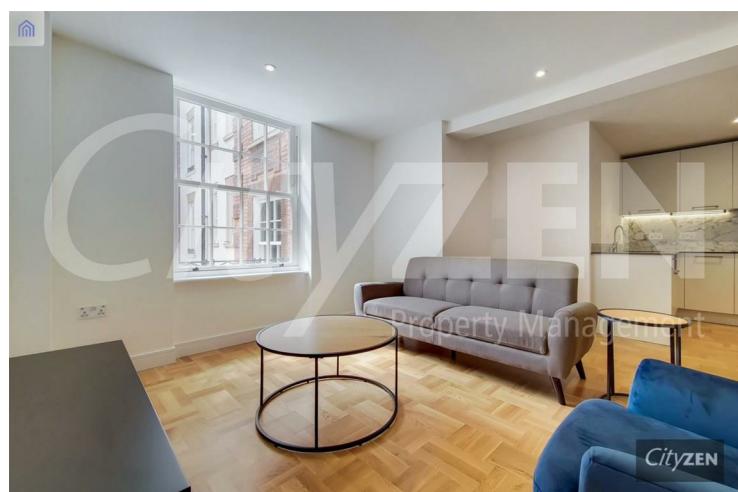
- DORIGEN COURT
- REFURBISHED PERIOD BUILDING
- LOCATED OFF KENSINGTON HIGH ST
- CHAIN FREE
- 2 BED 2 BATH
- WEST KENSINGTON LOCATION
- FOR SALE
- PART OF SAMUEL SQUARE
- 6 MINS TO STATION
- WELL PRICED CENTRAL LONDON APARTMENT



RECEPTION



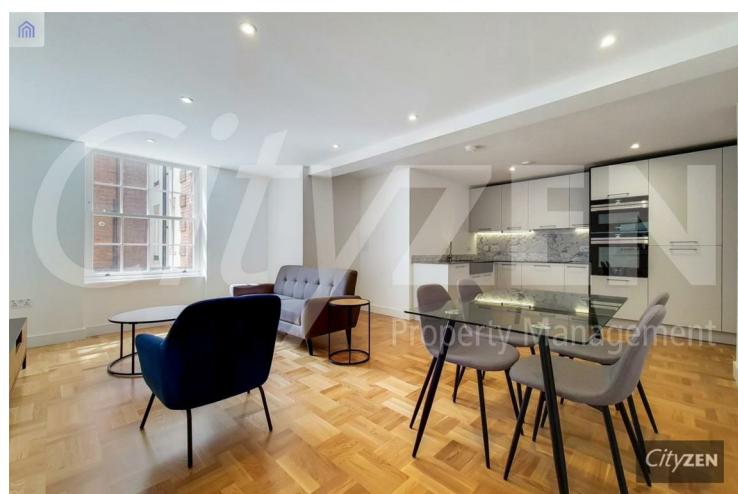
RECEPTION



RECEPTION



KITCHEN



RECEPTION



KITCHEN



BEDROOM



BEDROOM



BEDROOM



EN-SUITE



BEDROOM



BATHROOM



DORIGEN COURT



DORIGEN COURT



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
75.14 sqm / 808.80 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
69.09 sqm / 753.37 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spacel Verified floor plans are produced in accordance with
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Plots and gardens are illustrative only and excluded from all area calculations.
Due to rounding, numbers may not add up precisely.
All measurements shown for the individual room lengths and widths
are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 76.39 sqm / 823.26 sqft

IPMS 3C RESIDENTIAL 71.61 sqm / 770.80 sqft

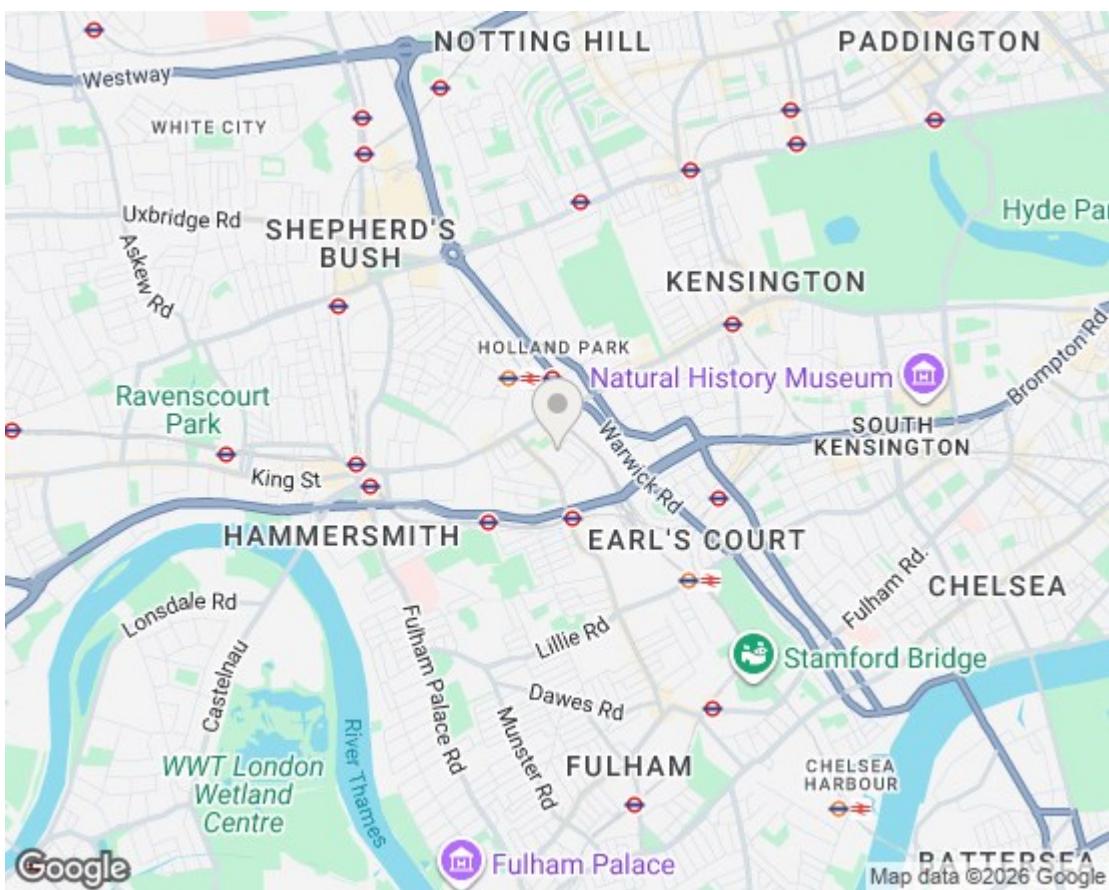
SPEC ID: 012811d6994590dd253df0d

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	81
(81-91)	B	81
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.