

LAURENT

RESIDENTIAL



3 HOLST MANSIONS WYATT DRIVE LONDON, SW13 8AJ

£1,000,000
**LEASEHOLD - SHARE OF
FREEHOLD**

A bright dual aspect first floor flat with wonderful lateral space overlooking the stunning gardens and River Thames.

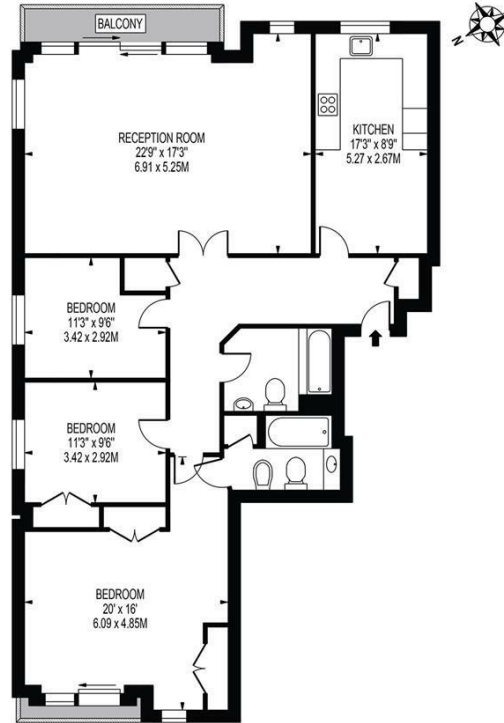
Set on the first floor, you enter the flat in to a long hallway giving access to all rooms and housing plenty of storage. Ahead there is a fully fitted kitchen with space for a dining table and chairs. The large reception space has wonderful river views from the balcony. There are then three double bedrooms with wardrobes and two bathrooms, one being the ensuite to the principle bedroom that also has a further balcony.

Additionally the flat has the luxury of two parking bays underground. Located close to the amenities on Castelnau and a short walk over the bridge to Hammersmith tube.

Check your broadband and mobile coverage here <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Check your flood risk here <https://www.gov.uk/check-long-term-flood-risk>

HOLST MANSIONS
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 1276 SQ.FT - 118.52 SQ.M



FIRST FLOOR
 FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements