



SALES

LETTINGS

MANAGEMENT

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Samels Court, W6

£2,000 pcm

Located just 50 meters from the banks of the River Thames, in a Private Purpose Built development, is this generous 700 sq/ft two bedroom ground floor apartment. Set in large communal grounds with gated private car park, the accommodation comprises; entrance hall, two Double Bedrooms with integral wardrobes, sizeable Living Room and separate Kitchen, Bathroom with shower over bath. Outside are well kept Communal Gardens and the private car park for residents, with allocated parking space. South Black Lion Lane runs off Chiswick Mall, alongside the banks of the River Thames. Easy access to the A4(M) running east into Knightsbridge or out west to Heathrow. Available mid-September, Unfurnished.

Samels Court, W6

Floor Plan

Approximate gross internal area
65 sq m / 700 sq ft

Samels Court, W6

Approximate Gross Internal Area = 65.3 sq m / 703 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1108419)

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		70	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(59-68) D		71	75
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		