



Beadon Road, *Hammersmith, W6*



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**Beadon Road,  
Hammersmith, W6**

**£875,000**

**Leasehold**

Sovereign Court will exceed all expectations in terms of design detail whilst facilitating the ultimate in modern London living. Ravenscourt Park is moments away with Hammersmith Broadway providing all transport needs on your doorstep.

- Two double bedrooms
- Two bathrooms
- Private terrace
- Fourth floor
- Meticulously finished
- Private concierge
- Prime location
- Excellent transport links

Available off plan from a Berkeley Homes development, is this well proportioned two double bedroom apartment, boasting well designed living space and a private terrace. Example images only.

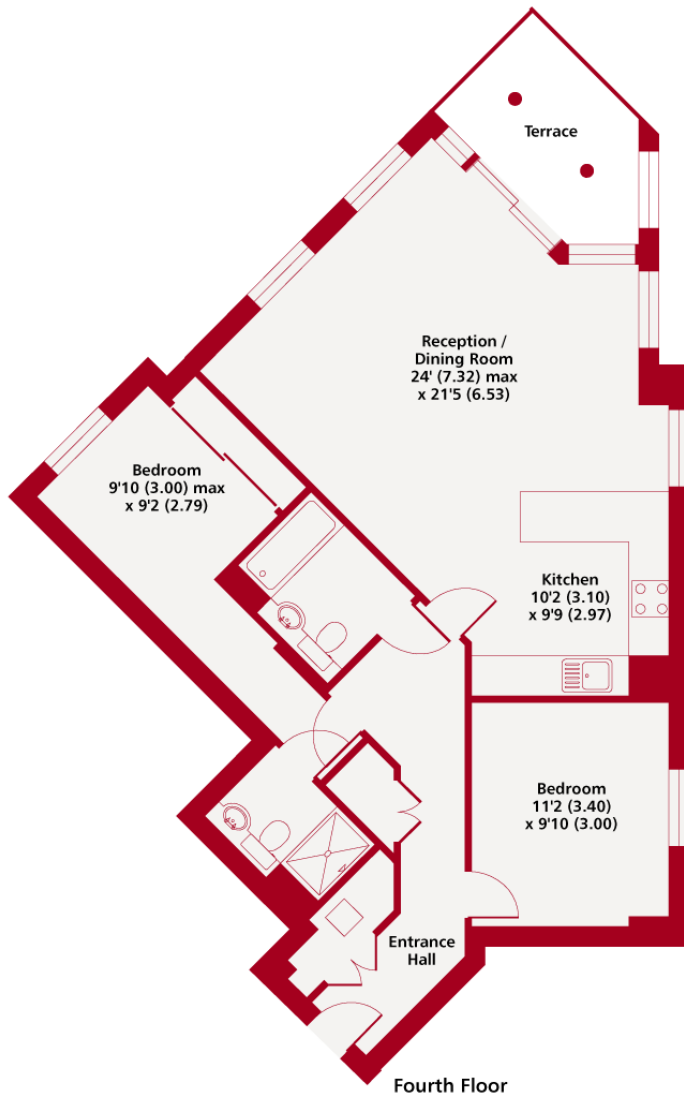
For more information or to arrange a viewing please contact:

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hammersmith.sales@kfh.co.uk

**Kinleigh Folkard & Hayward**

**kfh.co.uk**

**COMPLETELY LONDON**



**Clarence House W6**



**Gross Internal Floor Area 1033 sqft 95.9 sqm**

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is for initial guidance only and should not be relied on as a basis of valuation.

**Energy Performance Certificate**



**Marquis House, Beadon Road, LONDON, W6**

**Dwelling type:** Mid-floor flat  
**Date of assessment:** 20 October 2017  
**Date of certificate:** 23 October 2017  
**Reference number:**  
**Type of assessment:** SAP, new dwelling  
**Total floor area:** 94 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient

**Estimated energy costs of dwelling for 3 years: £ 798**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	Not applicable
Heating	£ 330 over 3 years	£ 330 over 3 years	
Hot Water	£ 285 over 3 years	£ 285 over 3 years	
<b>Totals</b>	<b>£ 798</b>	<b>£ 798</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

	Current	Potential	
Very energy efficient - lower running costs			<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	86	86	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.