

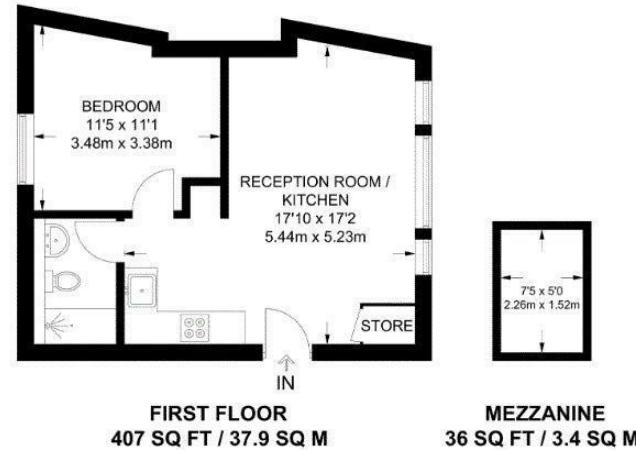


## ST LUKE'S ROAD LONDON, W11 1DH

£550,000  
LEASEHOLD

Step inside to discover a bright, modern decor scheme throughout, enhanced by impressively high ceilings which lend a sense of openness and light to the accommodation. The living space features an open-plan reception and kitchen area: a smart layout that caters to contemporary living and entertaining. Ample built-in storage is provided - making the most of the footprint and helping keep the flat uncluttered.

**SANDERSONS**  
LONDON



APPROXIMATE GROSS INTERNAL AREA  
443 SQ FT / 41.3 SQ M (INCLUDING MEZZANINE)

This plan has been drawn for illustrative and identification purposes only.

**EPC Rating: Council Tax Band: C**

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

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



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