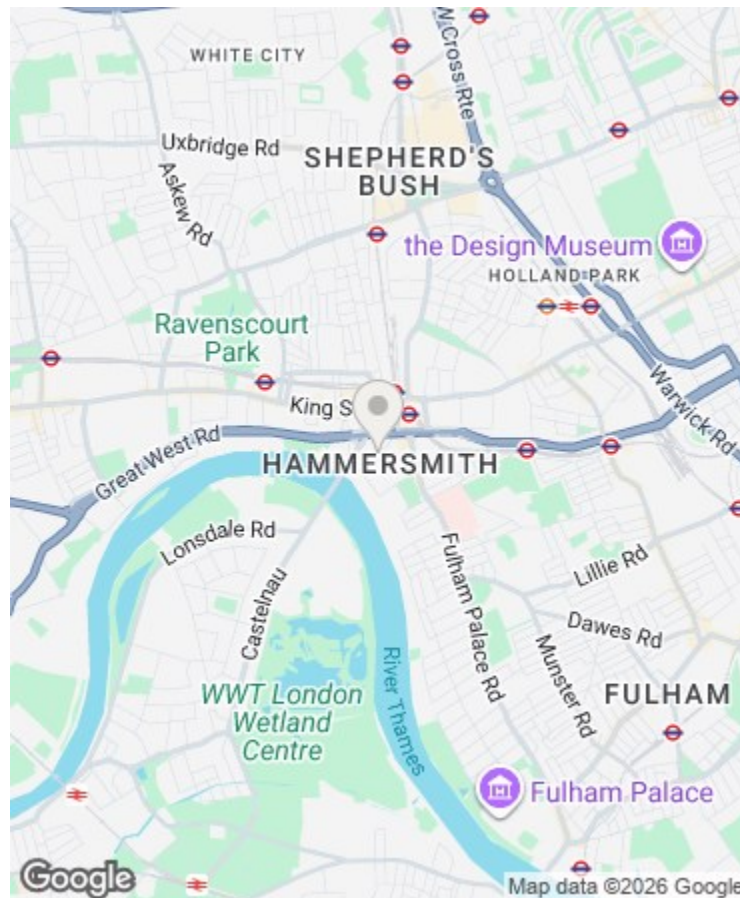




## Directions

## Viewings

Viewings by arrangement only. Call 02087436444 to make an appointment.

## EPC Rating

D

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 64      | 68        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



Amelia Court, W6



APPROX. GROSS INTERNAL FLOOR AREA 864 SQ FT / 80 SQM

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 mis-statement. 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. Specially no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



8 Amelia House, Queen Caroline Street, London, W6 9ED

£4,000 PCM

# 8 Amelia House, London W6 9ED

IDEAL FOR STUDENTS OR SHARERS. - A large four bedroom, two bathroom maisonette located moments from Hammersmith Broadway and the River Thames.

This well presented property has four very good sized bedrooms, two modern bathrooms, an open plan kitchen reception with fully fitted kitchen and a private balcony. There is also an extra room which can be used as either study, dining or living.

The flat is located moments from Hammersmith Broadway and would be ideal for Imperial college Students.

An early viewing is recommended.

 4

 2

 1

 D

Council Tax Band: D

