

LEXINGTONS



FOR SALE



Gloucester Road, London, SW7

Asking Price £205,000

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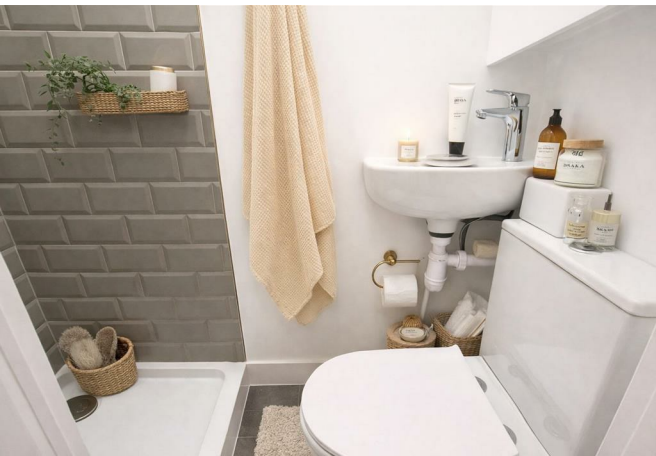
10/96 Gloucester Road London, SW7 4RH

Asking Price £205,000

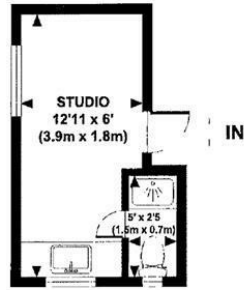
- Charming studio flat located in the highly sought-after area of Gloucester Road / CASH buyers only
- Sold with a 999 year lease and low outgoings
- Cleverly designed open-plan kitchen maximizing the compact space
- With high ceilings.
- Perfect as a rear facing pied-à-terre for city living or a cozy urban retreat
- Easy access to a variety of shops, renowned museums, exquisite restaurants, and excellent transport links
- Non-mortgageable property – cash offers only

CASH BUYERS ONLY This delightful, newly refurbished, second-floor studio flat features an open-plan kitchen, high ceilings and a modern shower room. Situated at the rear of the building this cleverly designed studio flat maximizes its compact space and serves as an ideal pied-à-terre in the heart of highly sought-after Gloucester Road. Enjoy easy access to an array of shops, renowned museums, exquisite restaurants, and excellent transport links, making it a perfect urban retreat for city living. ***Some images include digitally staged furniture and décor to illustrate potential layout and use of space. Furnishings are for visual purposes only and are not included in the sale.**

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.

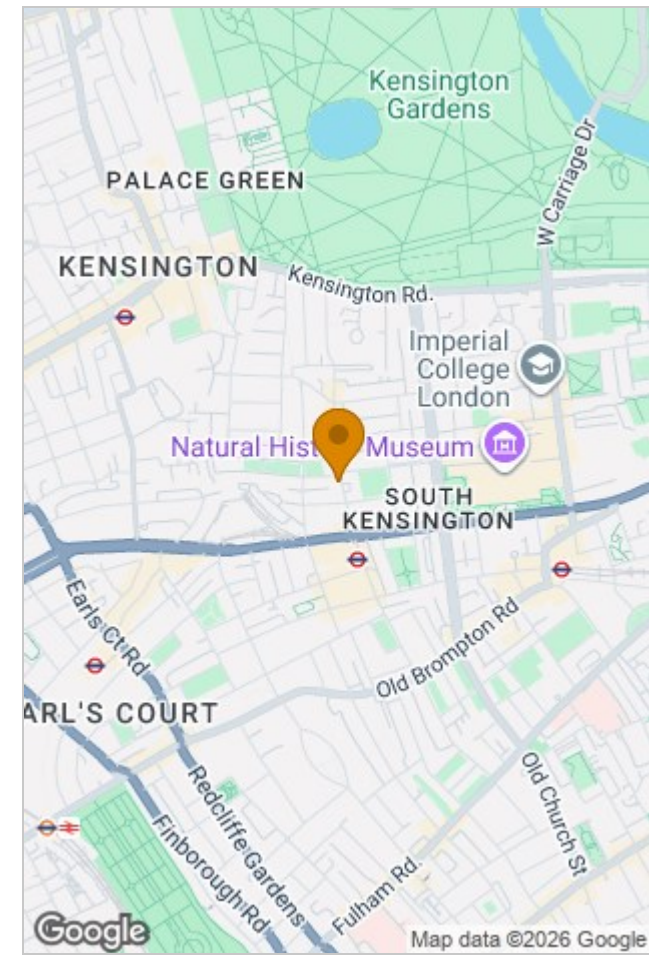


Directions



SECOND FLOOR MEZZANINE
GROSS INTERNAL
FLOOR AREA 86 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 86 SQ FT / 8 SQ M
 Floorplans are for identification and guideline purposes only, not to scale.
 Compliant with RICS code of measuring practice.
 Floorplans supplied by www.draftingfloorplan.com



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		
		84
	63	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Lexingtons Sales and Lettings Office on 0207 435 7775 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.