

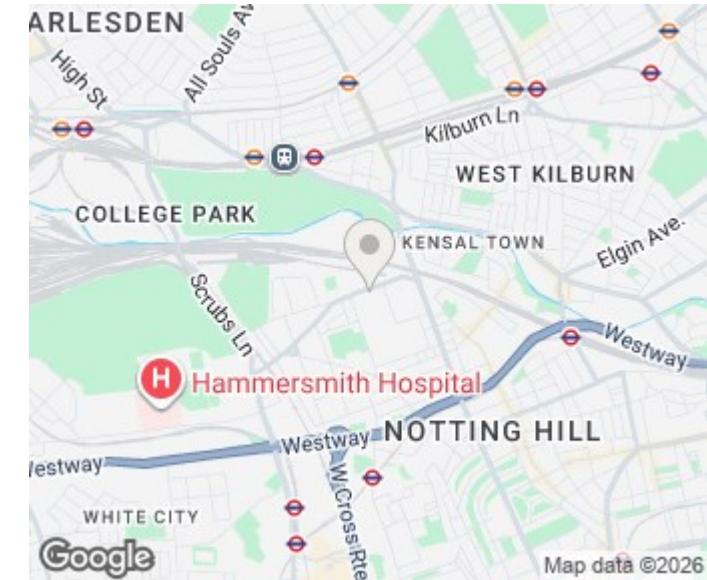


64 THE INK BUILDING LONDON, W10 6DR

£850,000
LEASEHOLD

Conveniently located on Barlby Road, The Ink Building is a popular modern building boasting innovative design as well as benefitting from 2 underground secure parking space and a 24 hr porter. Arranged over the 6th floor (with lift), accommodation briefly comprises; entrance hall with large storage cupboard, fabulous open-plan kitchen / reception room with bespoke cabinetry and bifold doors leading to a large balcony, two large double bedrooms (with built-in wardrobes and a smart en-suite shower room for the master) and a further family bathroom. The bedrooms share access to another full-length balcony with south-westerly aspect and the flat benefits from exceptional natural light throughout. The Ink Building is a sought-after modern development from architects Duck & Shed and is notable in the area for providing 24 hr portage, underground parking and bike storage. There is also a communal courtyard garden to the rear of the property and all flats are eligible for an RBKC parking permit. Offered on a long leasehold of c.990 years. Service charge c.£9,000 per annum

SANDERSONS
LONDON



EPC Rating: A **Council Tax Band:** E

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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