

# L·D·B

SALES, LETTINGS  
& MANAGEMENT



## BARONS COURT ROAD

NESTLED ON THE CHARMING BARONS COURT ROAD, THIS DELIGHTFUL FLAT OFFERS A PERFECT BLEND OF COMFORT AND CONVENIENCE. WITH ONE WELL-PROPORTIONED BEDROOM, THIS PROPERTY IS IDEAL FOR INDIVIDUALS OR COUPLES SEEKING A COSY RETREAT IN A VIBRANT AREA. THE FLAT FEATURES A WELCOMING RECEPTION ROOM, PROVIDING A LOVELY SPACE FOR RELAXATION OR ENTERTAINING GUESTS.

THE BATHROOM IS THOUGHTFULLY DESIGNED, ENSURING BOTH FUNCTIONALITY AND STYLE. ALTHOUGH THE FLAT'S SIZE IS NOT SPECIFIED, ITS LAYOUT IS DESIGNED TO MAXIMISE SPACE AND CREATE A WARM ATMOSPHERE.

BARONS COURT ROAD IS KNOWN FOR ITS EXCELLENT TRANSPORT LINKS, MAKING IT EASY TO EXPLORE THE WIDER CITY. RESIDENTS CAN ENJOY A VARIETY OF LOCAL AMENITIES, INCLUDING SHOPS, CAFES, AND PARKS, ALL WITHIN A SHORT DISTANCE.

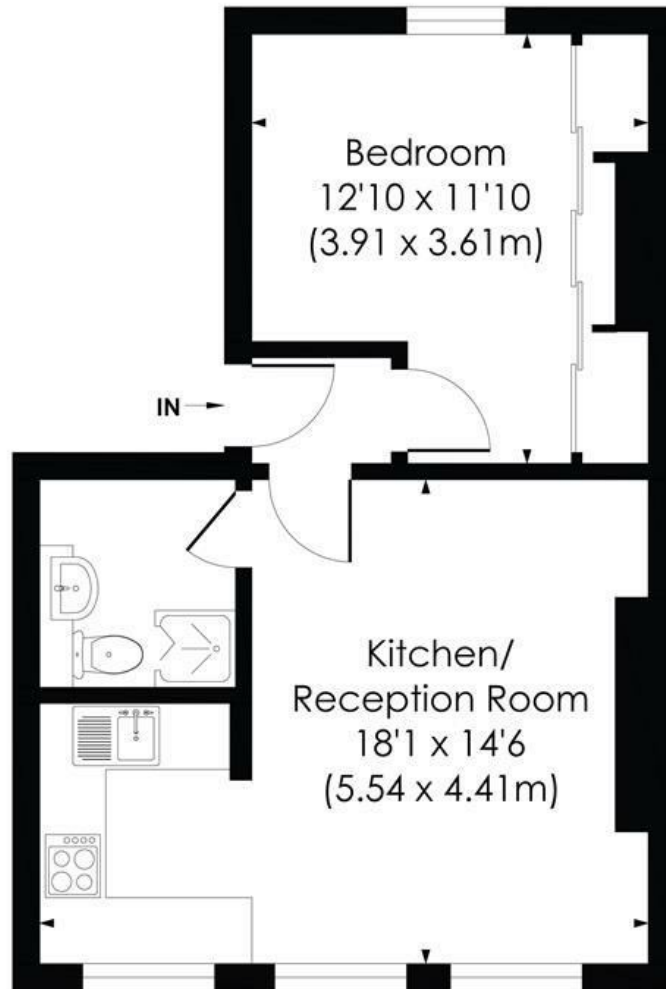
THIS FLAT PRESENTS A WONDERFUL OPPORTUNITY FOR THOSE LOOKING TO EMBRACE A COMFORTABLE LIFESTYLE IN A SOUGHT-AFTER LOCATION. WHETHER YOU ARE A FIRST-TIME BUYER OR SEEKING A RENTAL PROPERTY, THIS FLAT IS CERTAINLY WORTH CONSIDERING.

£460,000

## BARONS COURT ROAD, W14

Approx. Gross Internal Floor Area

421 Sq. ft/39.09 Sq. m



### SECOND FLOOR

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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

| 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 |                         |           |
|                                             | 71                      | 79        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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