



Batoum Gardens W6



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2 BEDROOMS

RECEPTION

GALLEY KITCHEN

SPLIT-LEVEL GARDEN

EXCELLENT STORAGE

FULLY REFURBISHED THROUGHOUT

EPC RATING D 66

COUNCIL TAX BAND D

LEASE LENGTH: 998 YRS APX

BUILDINGS INSURANCE: £300 PA APX

A very well-presented 1 double bedroom, 1 cot room / study lateral flat situated on the lower ground floor with an excellent raised and paved garden to the rear. The bedroom to the front has shuttered bay window and excellent built in wardrobes. The generous tiled bathroom is behind. The reception to the rear has built in shelving with dwarf cupboards below and is open to the contemporary galley kitchen which has French doors out to the impressive 31 x 18 garden which enjoys an open aspect. There is also a very useful utility area / storage under the stairs which has been fully tiled and under pavement vault storage. This apartment has wood flooring and under floor heating throughout, ample storage and is ideally located for transport links and amenities with Gails mere seconds away! This property also provides a great opportunity to extend at the rear subject to the usual planning consents.

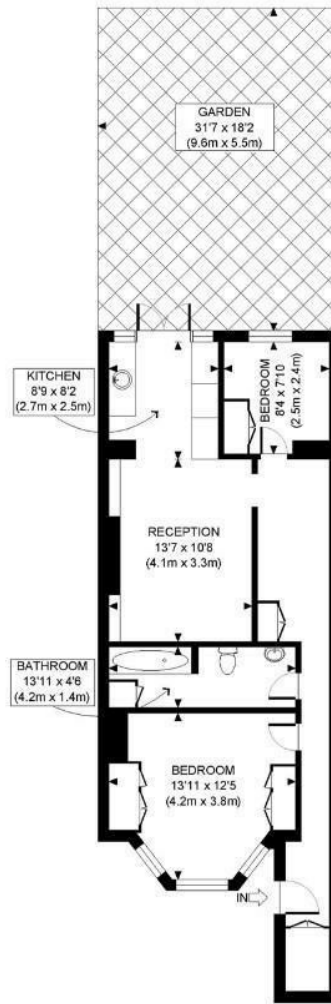
PRICE GUIDE £625,000

LEASEHOLD - SHARE OF FREEHOLD

SUBJECT TO CONTRACT







LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 687 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 687 SQ FT/ 64 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.