

## Stamford Brook Road - First Floor Flat, W6 OXH

A nicely presented two-bedroomed apartment which has undergone refurbishment, situated in the very popular Stamford Brook area within a short walk of local shopping facilities, further afield are the more extensive shopping and restaurant facilities of Chiswick High Road, Askew Road, Goldhawk Road & King Street Hammersmith. The accommodation provides: freshly painted and carpeted throughout, two bedrooms (one double, one single), fitted kitchen, new tiled shower room, cloakroom, spacious reception room, gas fired central heating, CPZ parking. Local transport links include Stamford Brook & Turnham Green tube stations. Numerous local bus routes with convenient vehicular access via A4/M4 central London, Heathrow & The West. Hammersmith & Fulham Band D. EPC: D. The property is available now and is offered part-furnished (as shown)

- Recently refurbished
- Great for transport links
- Freshly decorated and new carpets
- Fitted kitchen with skylight
- Double & single bedroom/study area
- New tiled shower room
- Separate cloakroom
- Gas fired central heating
- Offered part furnished
- Available now

**£1,750 PCM**

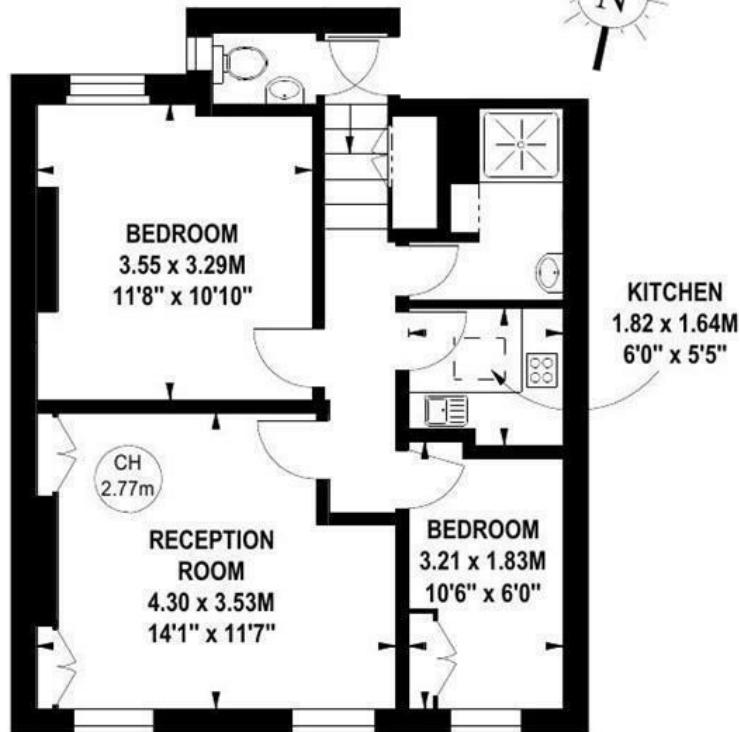
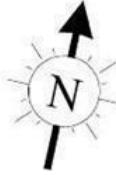
# Stamford Brook Road, W6

Approximate gross internal area

47.29 sq m / 509 sq ft

Key :

CH - Ceiling Height



## First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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