

FLAT 3, 41 CRAVEN HILL GARDENS, LONDON, W2 3EA  
£2,750 PER MONTH  
COUNCIL TAX BAND: G

TRISPENS

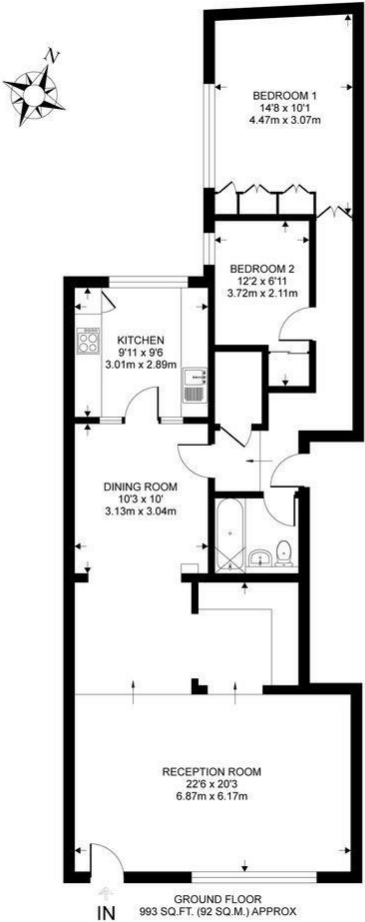


ON THE TREE LINED CRAVEN HILL GARDENS, THIS DELIGHTFUL FLAT OFFERS A PERFECT BLEND OF COMFORT AND STYLE IN ONE OF LONDON'S MOST SOUGHT-AFTER LOCATIONS. SPANNING AN IMPRESSIVE 904 SQUARE FEET, THE PROPERTY FEATURES A SPACIOUS RECEPTION ROOM THAT SERVES AS AN INVITING SPACE FOR RELAXATION AND ENTERTAINING GUESTS.

THE FLAT COMPRISES TWO WELL-PROPORTIONED BEDROOMS, PROVIDING AMPLE SPACE FOR REST AND PRIVACY. THE BATHROOM IS THOUGHTFULLY DESIGNED, ENSURING CONVENIENCE AND COMFORT FOR DAILY ROUTINES.

CRAVEN HILL GARDENS IS RENOWNED FOR ITS PICTURESQUE SURROUNDINGS AND PROXIMITY TO A VARIETY OF LOCAL AMENITIES, INCLUDING SHOPS, CAFES, AND PARKS, MAKING IT AN IDEAL CHOICE FOR THOSE SEEKING A VIBRANT URBAN LIFESTYLE. WITH EXCELLENT TRANSPORT LINKS NEARBY, RESIDENTS CAN EASILY ACCESS THE WIDER CITY, ENHANCING THE APPEAL OF THIS LOVELY FLAT.

Craven Hill Gardens, W2



TOTAL APPROX. FLOOR AREA 993 SQ.FT. (92 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |  | Current                    | Potential                                                                             |
|---------------------------------------------|--|----------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                            |                                                                                       |
| (92 plus) A                                 |  | 76                         |                                                                                       |
| (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<br>2002/91/EC |  |