

# TATES

020 7602 6020



**Talgarth Road, London W6 8DF**

**£275,000**

- One Bedroom Apartment
- Bathroom
- Balcony
- Fabulous Views Across West London
- Spacious Reception Room
- Separate Kitchen
- Eleventh Floor (With Lift)
- Walking Distance To Barons Court Tube

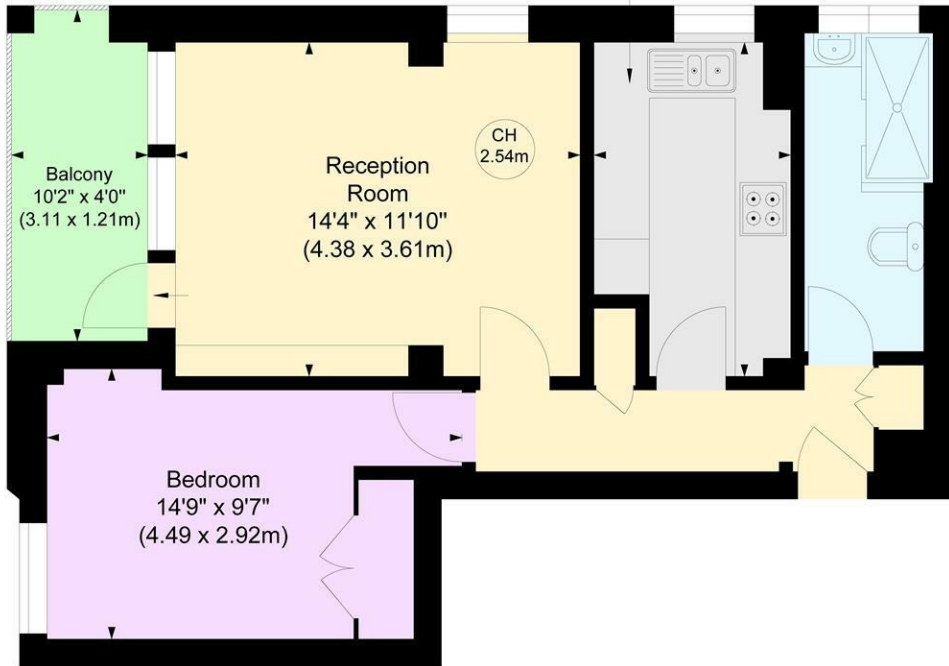
# LINACRE COURT, W6

Approximate gross internal area

501 sq ft / 46.54 sq m

Key :  
CH - Ceiling Height

Kitchen  
11'10" x 7'0"  
(3.61 x 2.13m)



## ELEVENTH FLOOR

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

Whilst these particulars are produced in good faith and are believed to be correct, no guarantee is given, nor any responsibility accepted, by Tates nor by any of its representatives, for their accuracy. The particulars do not constitute part of any offer or contract, and it is recommended that such things as measurements, condition, structure, services, appliances, fixtures and fittings and facilities are all independently assessed by the prospective purchaser or renter of the subject property prior to committing to any contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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