

**TATES**  
020 7602 6020



## **The Grange, Lisgar Terrace, London W14 8SL**

**£425,000**

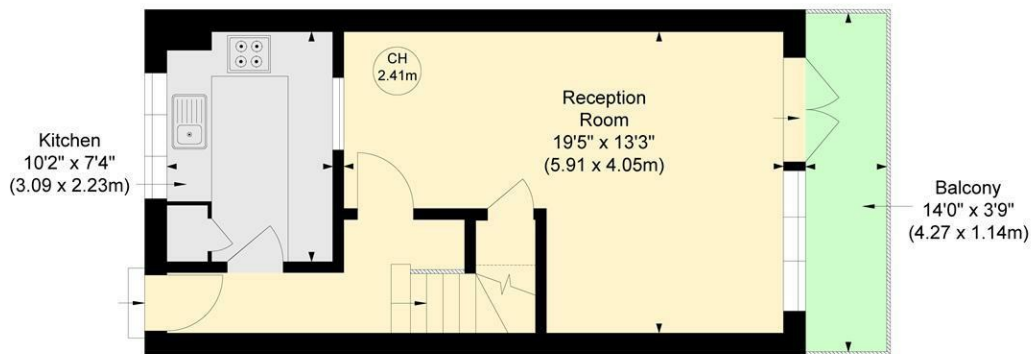
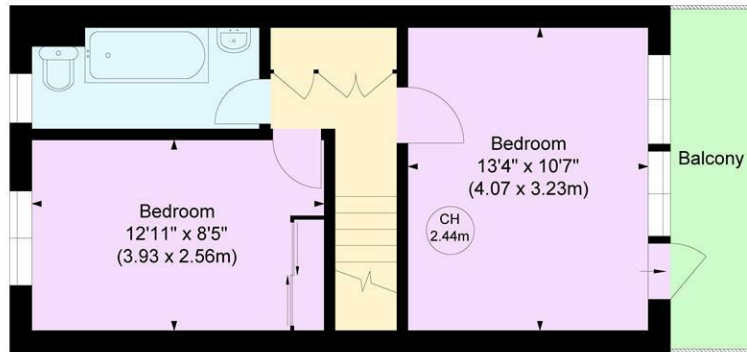
- Two Double Bedrooms
- South Westerly Balcony
- Fifth & Sixth Floor (With Lift)
- Chain Free
- Close to Olympia Station & West Kensington Tube
- Split Level Maisonette
- Walking distance to High Street Kensington
- Communal Garden & Play Area
- Long Lease - 170 Years

## THE GRANGE, W14

Approximate gross internal area

723 sq ft / 67.17 sq m

Key :  
CH - Ceiling Height



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>                            | 74      | 76        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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