



ST ANDREWS ROAD, LONDON, W14
£650,000

Carter Jonas

ST ANDREWS ROAD, LONDON, W14

Located on a quiet residential road, this is a well proportioned two double bedroom flat with a separate living room and a large private patio garden. Converted from an impressive Edwardian Terraced house, the flat offers flexible living space, a private patio garden (with rear access), two bathrooms (one ensuite) and is ideally located for access to both West Kensington (District Line - 0.4 miles) and Barons Court (District Line and Picadilly Line - 0.3 miles) Tube stations.

St Andrews Road is moments away from Queens Club and the amenities of both West Kensington, Fulham Palace Road and Hammersmith (King Street).

AMENITIES

- Two double bedrooms
- Two bathrooms
- Private large patio
- Separate living room
- Plenty of storage
- Barons Court/West Kensington underground is 0.4 miles away

TENURE Share of Freehold

LOCAL AUTHORITY Hammersmith and Fulham

EPC BAND C

A FABULOUS TWO BEDROOM, TWO BATHROOM GARDEN FLAT IN THE HEART OF BARONS COURT. EPC RATING C



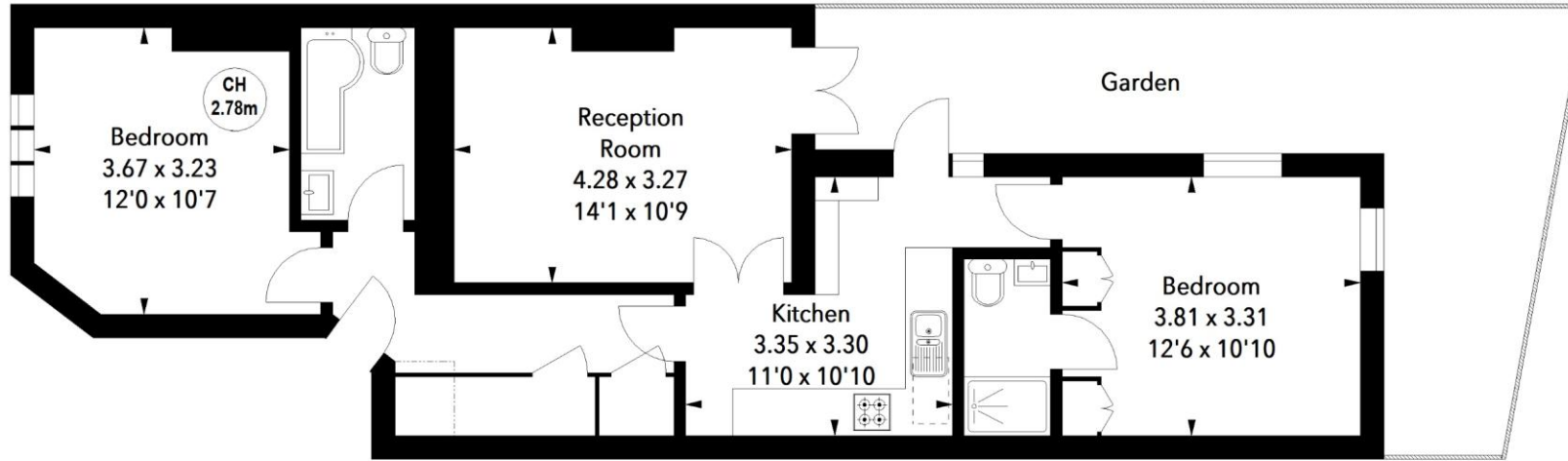


St. Andrews Road, W14

Approximate Area = 66.98 sq m / 721 sq ft



Key :
CH - Ceiling Height



Ground 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Fulham 020 7731 3333

bishopspark@carterjonas.co.uk
361 Fulham Palace Road, London, SW6 6TA

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.