

77 Goldhawk Road, Shepherd's Bush, London W12 8EH

**Kerr**&co



## Colet Gardens, London W14

**A well presented, spacious two double bedroom duplex garden flat set over the ground and first floors of this sought after gated development with off street underground parking.**

The flat offers 778 sq ft of accommodation, is entered through private entrance and comprises of West facing garden, two double bedrooms, bathroom, reception room and kitchen. Colet Gardens is a private residential development that has a centrally located lovely communal garden and management office on site. The property is ideally located within easy access of Barons Court and Hammersmith Broadway tube stations and within a brief stroll of Kensington High Street.

**Asking price: £650,000 Leasehold**

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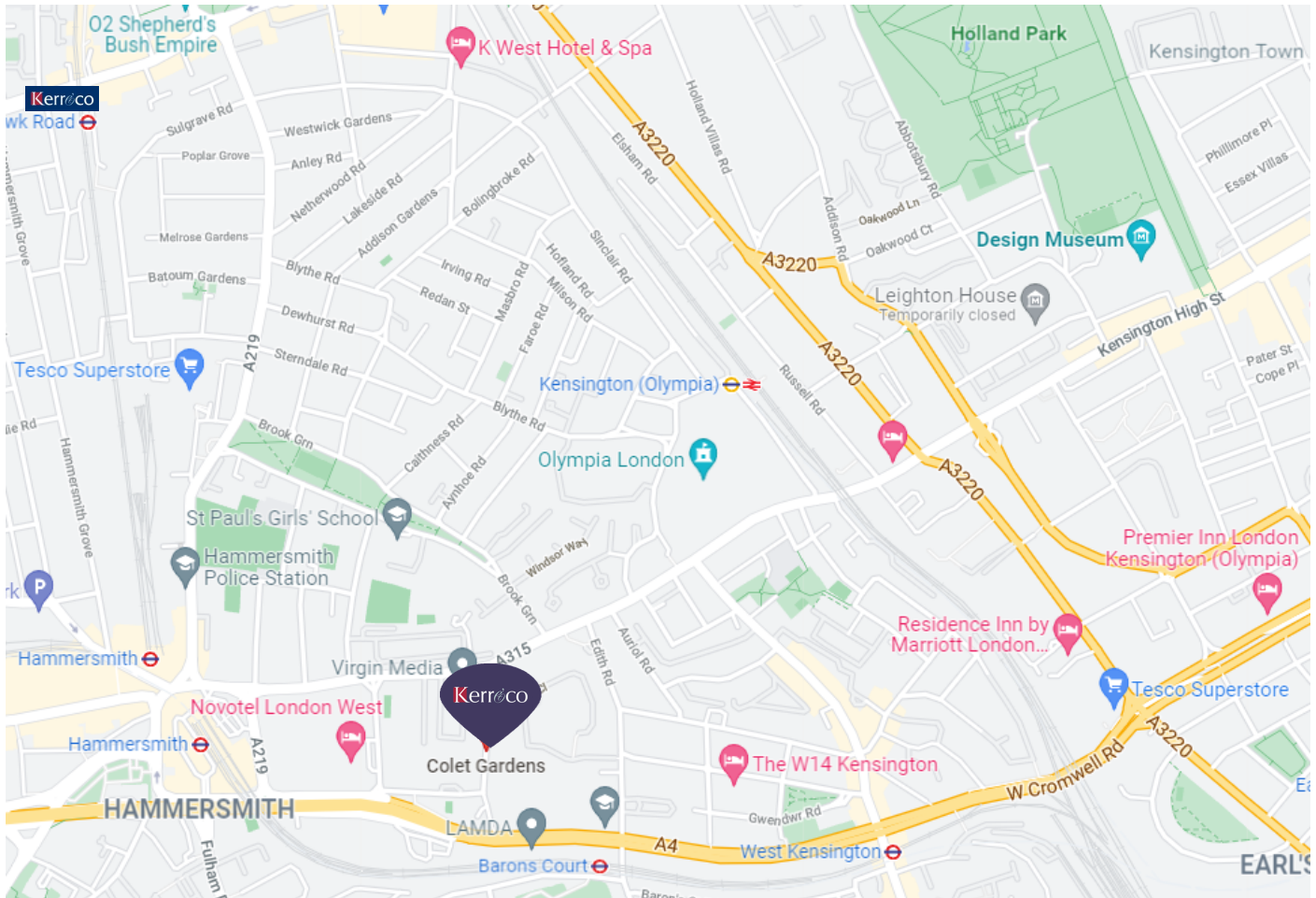


### **Colet Gardens, London W14 9DL**

Two double bedroom duplex flat offering 778 Sq ft,  
Private entrance and West facing garden,  
Separate kitchen,  
Large reception room,  
Well managed gated development with management  
office on site and communal gardens,  
Off street private underground parking,  
Walking distance to Kensington High Street,  
Close to Hammersmith and Barons Court tube  
stations (Hammersmith & City, District and Piccadilly  
lines),  
Chain free,







Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	64   D	74   C
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

1. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements or doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. This plan is for illustrative purposes only, is not to scale and should be used as such by and prospective purchaser.
2. Photos are representative of the property at the time they were taken and nothing contained in the photographs on any marketing material should be construed as included with the property.
3. Whilst these particulars are believed to be correct they are not guaranteed by the vendors or the vendors agents. Any reference to alternations to, or use of, any part of the property does not mean that any planning, building regulations or other consent has been obtained. A buyer should seek independent advice on all aspects of the property.

**Colet Gardens, W14 9DL**

Two bedroom garden duplex flat

Approximate gross internal floor area: **778 Sq. Ft. (72.3 Sq. M.)**

Asking price: **£650,000 –Leasehold**

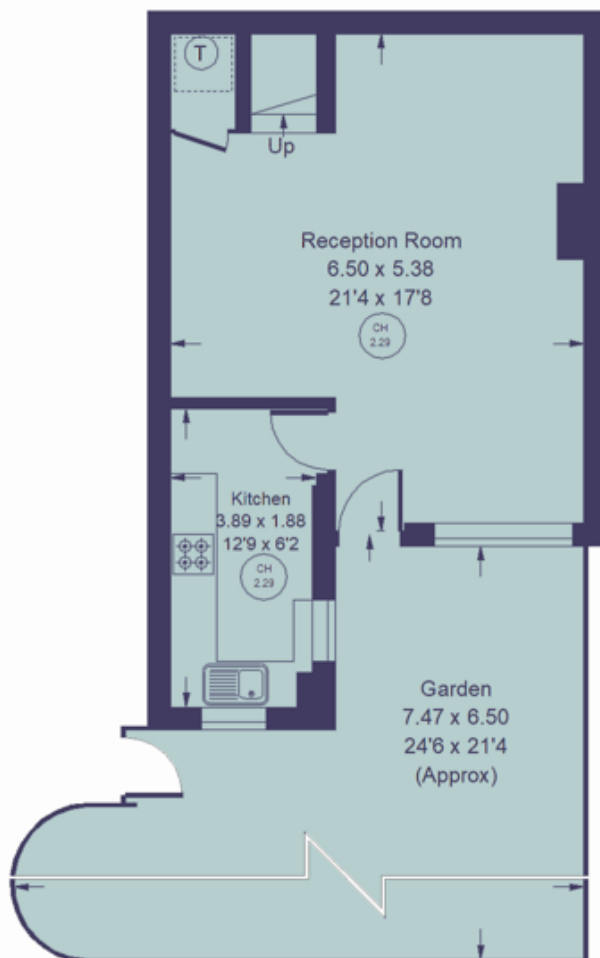
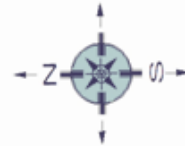
Service Charge: **£3,528 per annum**

Lease:: **999years from December 2014**

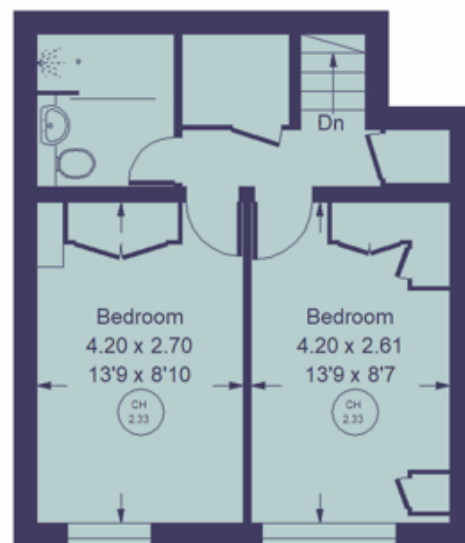
EPC Rating: **D64**

Parking: **Underground parking space**

Council Tax: **Band E**



**Ground Floor**



**First Floor**

= Reduced headroom below 1.5 m / 5'0

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