



## Colet Gardens, St Pauls Court, Hammersmith, W14

£695,000 Share of Freehold

A dual aspect, two bedroom maisonette with private garden in this ever popular gated purpose built development.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | Garden | 827 Sq Ft / 77 Sq M | Council Tax Band E | EPC Rating Band D

**Winkworth**



### LOCATION

St Pauls Court is a well regarded and sought after gated development close to both Hammersmith and Barons Court Underground stations. The location is ideal for the various amenities on offer in Hammersmith, including numerous shops, restaurants and pubs, whilst Kensington High Street and Holland Park are also only a short distance away.

### DESCRIPTION

The property is offered in good order throughout, with accommodation comprising entrance hall, dual aspect reception room, kitchen with ample space for dining table, two double bedrooms and bathroom. Further benefits include good storage, private garden and underground parking space. The development also offers extensive communal gardens and on site security.





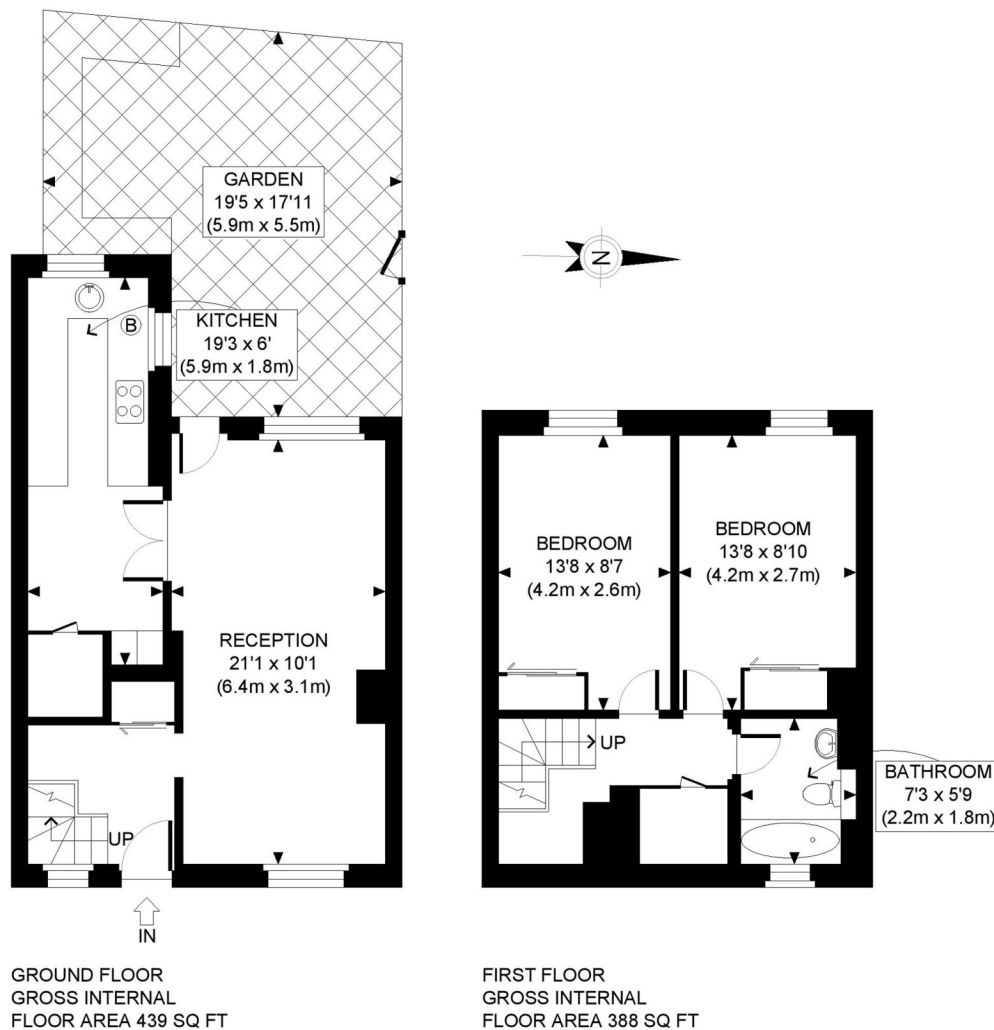
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Share of Freehold.

**PRICE:** £695,000 Share of Freehold



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            | <b>83</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>59</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive<br>2002/91/EC |           |



**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

Hammersmith | 0207 371 4466 | hammersmith@winkworth.co.uk



for every step...

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