



Latymer Court, Hammersmith Road, W6

£475,000 Share of Freehold

A superb one bedroom flat on the second floor (with lift) of this popular Art Deco block.

Reception Room | Kitchen | Bedroom | Bathroom | 651 Sq Ft / 60 Sq M | Council Tax Band C | EPC Rating Band C

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LOCATION

Latymer Court is an ever popular Art Deco block located on Hammersmith Road, within a few minutes' walk of Hammersmith Underground stations (with four lines, including District and Piccadilly). There are many shops, pubs and restaurants in the area, as well as being close to Kensington High Street and the River Thames. The eagerly anticipated Olympia development is also just a short distance away.

DESCRIPTION

Extremely well presented throughout, this light and bright flat comprises entrance hall, reception room with bay window and fireplace, kitchen, bedroom and bathroom. Other benefits include 24/7 porter security and communal gardens.

Share of Freehold with an underlying lease of 999 years from 30 April 1968

Service Charge:- £4000 to £5000 p.a. (including heating and hot water)

Ground Rent:- N/A





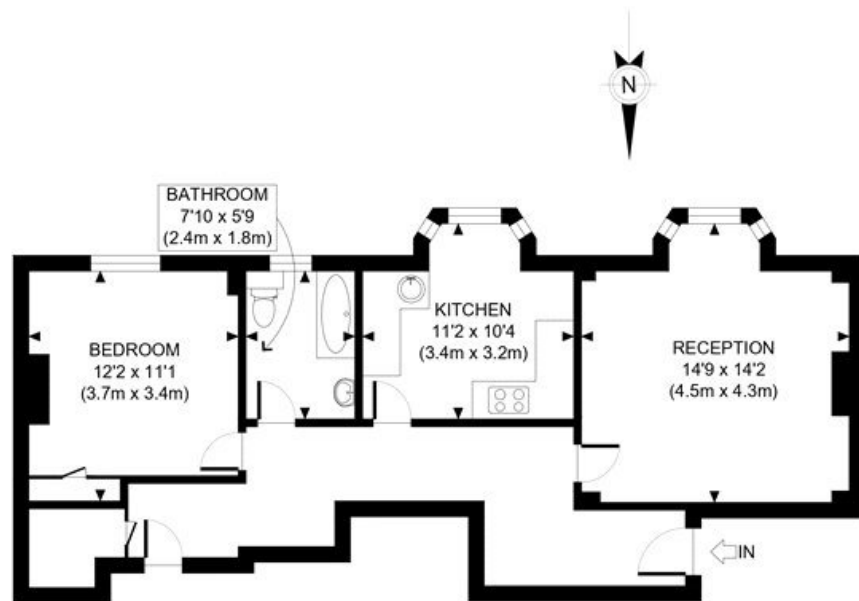
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold 941 years 11 months.

PRICE: £475,000 Share of Freehold



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 651 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 651 SQ FT/ 60 SQM

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LATYMER COURT, W6

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.

PROPERTY PHOTO PLANS CO. UK
020 7371 1000 FOR PROPERTY MEASUREMENTS

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.

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