

PARKER JAMES

ESTATES

Established since 1995



## Treadgold Street

London W11 4BP

- Available 1st September
- First and second floor
- Quiet residential street
- Two shower rooms
- Close to pubs and restaurants
- Furnished
- Courtyard garden
- Three double bedrooms
- Latimer Road station minutes away
- Avondale Park nearby

£3,850 Per Month

# Treadgold Street

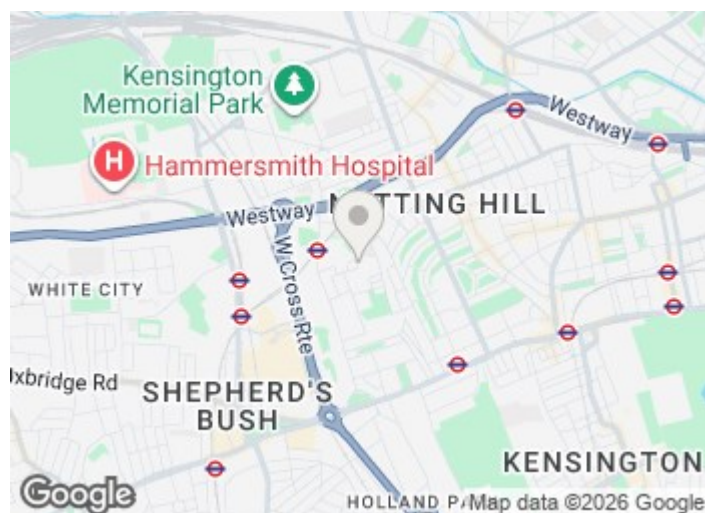
London W11 4BP



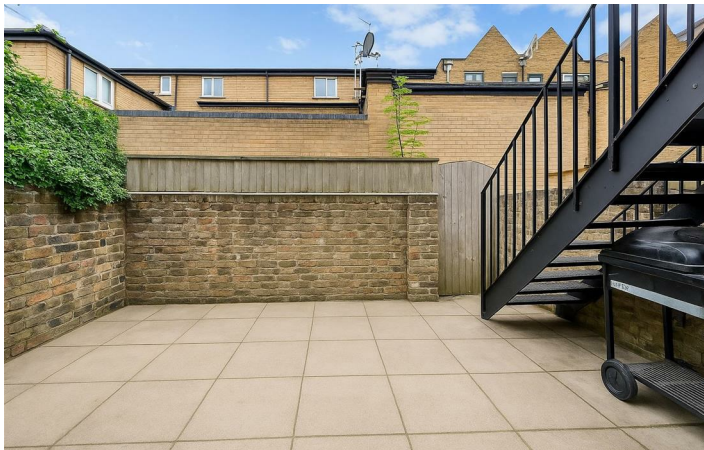
Available from the 1st of September on a furnished basis is this well presented first and second floor maisonette situated on a quiet residential street of similar period properties just a short distance from Latimer Road station.

The 72 sqm fully double glazed property which enjoys plenty of natural light comprises a fitted kitchen/breakfast room with integrated appliances including a dishwasher, a seating area with sliding doors leading out onto a balcony and with steps leading down to a small courtyard garden which is shared with the ground floor maisonette, three double bedrooms one of which on the second floor benefits from a fully tiled ensuite shower room and a second fully tiled luxury bathroom exists off the first floor landing.

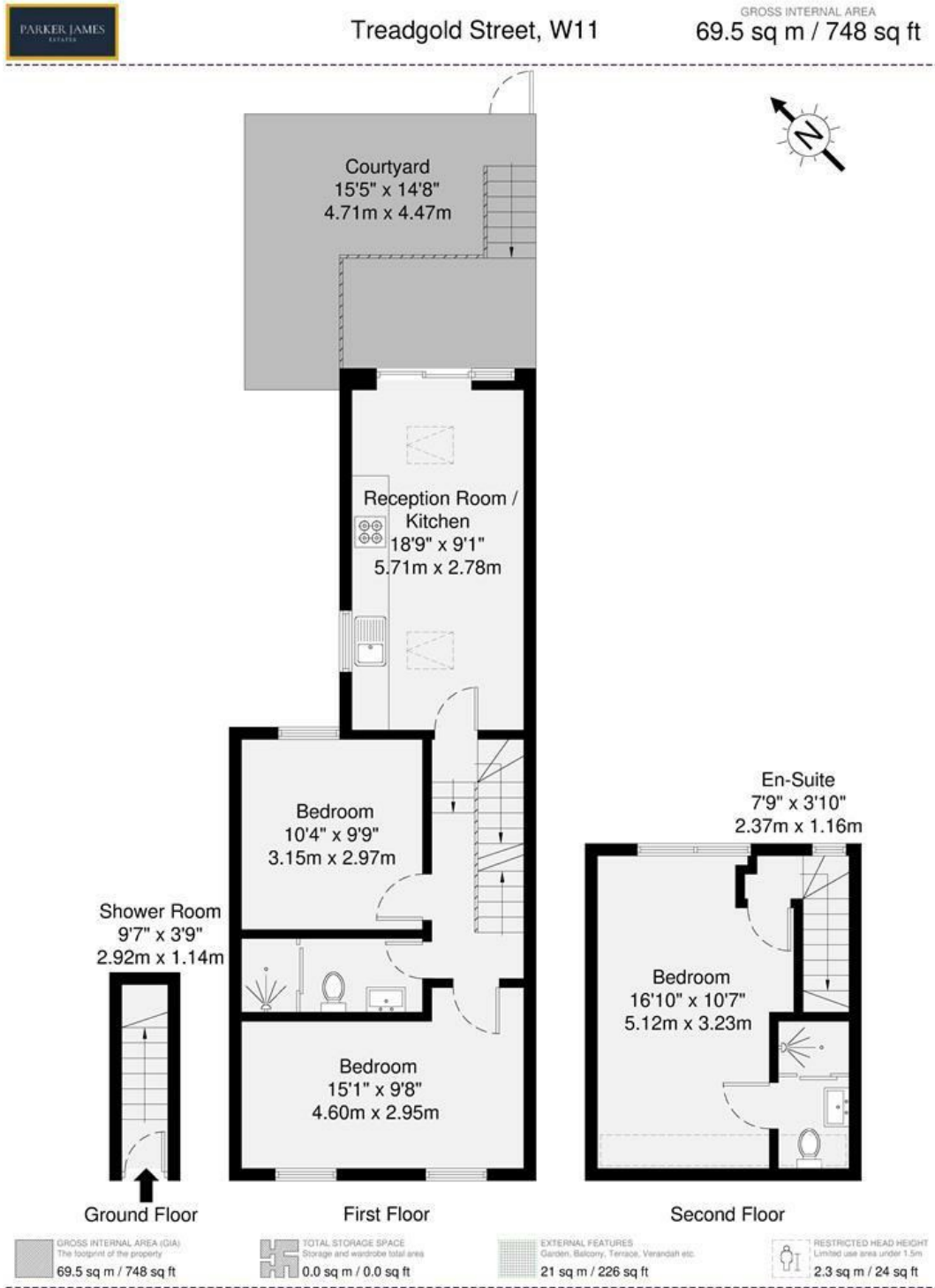
Treadgold Street is within walking distance Latimer Road (Circle and Hammersmith & City lines) Kensington Leisure Centre, a Co-op Food on Bramley Road, local pubs and restaurants and the pleasant open space of Avondale Park.



[Directions](#)



# Floor Plan



Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
70	74		

**Energy Efficiency Rating Legend:**

- A (92 plus): Very energy efficient - lower running costs
- B (81-91)
- C (69-80)
- D (55-68)
- E (39-54)
- F (21-38)
- G (1-20): Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**

- A (81-91): Very environmentally friendly - lower CO<sub>2</sub> emissions
- B (69-80)
- C (55-68)
- D (39-54)
- E (21-38)
- F (1-20): Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC

