

# TATES

020 7602 6020



## Garland Court, Samuel Square, London W14 8FR

**£695,000**

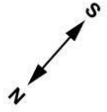
- Two Double Bedrooms
- Gated Development
- Lift
- Approx 648 sq ft (60.23 sq m)
- Modern Bathroom
- Water Underfloor Heating
- Tenure: Leasehold (247 years remaining)
- Energy Efficiency Rating Current Band: B

# GARLAND COURT, W14

Approximate gross internal area

648 sq ft / 60.23 sq m

Key :  
CH - Ceiling Height



## FIRST FLOOR

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

Whilst these particulars are produced in good faith and are believed to be correct, no guarantee is given, nor any responsibility accepted, by Tates nor by any of its representatives, for their accuracy. The particulars do not constitute part of any offer or contract, and it is recommended that such things as measurements, condition, structure, services, appliances, fixtures and fittings and facilities are all independently assessed by the prospective purchaser or renter of the subject property prior to committing to any contract.

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

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