



LGF 41 - Southerton Road, Hammersmith, W6

£2,400 Per Month

Bills Included excluding council tax

A recently refurbished two double bedroom flat situated on the lower ground floor has been completed to a high standard and with integrated appliances.

The property comprises a large reception with high ceilings, a modern open plan kitchen with a dining space, two double bedrooms, two bathrooms (one of them is en-suite) and a private patio.

The property benefits from gas central heating, integrated appliances, wooden floors throughout apart from stairs, large windows and high ceilings.

Southerton Road is located seconds away from restaurants, cafes, delis and boutiques of Hammersmith. Also it's located within a short walk from Hammersmith tube station (Piccadilly, District, Circle and Hammersmith & City lines).

- All Bills Included
- Two bedrooms
- Small private patio
- Flat situated on lower ground floor
- Large reception with high ceilings
- Two bathrooms (one of them is en-suite)
- Double glazed windows
- Modern open plan kitchen
- Wooden floors throughout apart from stairs
- Close to Hammersmith station



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100% A		100% A	
92-100% B		92-100% A	
82-91% C		82-91% B	
69-81% D		69-81% C	
55-68% E		55-68% D	
39-54% F		39-54% E	
1-38% G		1-38% F	
Not energy efficient - Higher heating costs		Not environmentally friendly - Higher CO ₂ emissions	
England & Wales		England & Wales	
2008/1/EC		2006/1/EC	