



## Riverside Gardens, W6

**£455,000**

A competitively priced three bedroom first floor apartment in the sought after Riverside Gardens development, offered chain free.

The property features two generous double bedrooms and one slightly smaller double bedroom, together with a bright open plan living, dining and kitchen area, creating an ideal space for both everyday living and entertaining. The living area opens directly onto a private balcony, providing a pleasant outdoor space.

Residents benefit from well maintained communal grounds and a peaceful setting away from the main road while still enjoying excellent access to local amenities and transport links. King Street is just a 30 second walk away, placing a wide range of shops, restaurants, cafés and everyday amenities on your doorstep. Both Hammersmith Station and Ravenscourt Park Station are approximately a five minute walk away, providing excellent connections across London.

This is an excellent opportunity for first time buyers, families or investors.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100 kWh/m <sup>2</sup> (A)	44 kWh/m <sup>2</sup> (D)	100 g/m <sup>2</sup> (A)	44 g/m <sup>2</sup> (D)
90 kWh/m <sup>2</sup> (B)	34 kWh/m <sup>2</sup> (E)	90 g/m <sup>2</sup> (B)	34 g/m <sup>2</sup> (E)
80 kWh/m <sup>2</sup> (C)	24 kWh/m <sup>2</sup> (F)	80 g/m <sup>2</sup> (C)	24 g/m <sup>2</sup> (F)
70 kWh/m <sup>2</sup> (D)	14 kWh/m <sup>2</sup> (G)	70 g/m <sup>2</sup> (D)	14 g/m <sup>2</sup> (G)
60 kWh/m <sup>2</sup> (E)	4 kWh/m <sup>2</sup> (H)	60 g/m <sup>2</sup> (E)	4 g/m <sup>2</sup> (H)
50 kWh/m <sup>2</sup> (F)	0 kWh/m <sup>2</sup> (I)	50 g/m <sup>2</sup> (F)	0 g/m <sup>2</sup> (I)
40 kWh/m <sup>2</sup> (G)	-	40 g/m <sup>2</sup> (G)	-
30 kWh/m <sup>2</sup> (H)	-	30 g/m <sup>2</sup> (H)	-
20 kWh/m <sup>2</sup> (I)	-	20 g/m <sup>2</sup> (I)	-

England & Wales 2008/11/EC