



## FIRST FLOOR FLAT, 50 PERHAM ROAD, LONDON, W14 9SS

THIS DELIGHTFUL FLAT BOASTS A SPACIOUS LAYOUT WITH ONE RECEPTION ROOM, THREE BEDROOMS, AND TWO BATHROOMS, MAKING IT AN IDEAL SPACE FOR COMFORTABLE LIVING.

ONE OF THE HIGHLIGHTS OF THIS PROPERTY IS THE LARGE EAT-IN KITCHEN, PROVIDING A WONDERFUL SPACE TO PREPARE AND ENJOY DELICIOUS MEALS WITH LOVED ONES. THE CONVENIENCE OF HAVING TWO BATHROOMS ENSURES THAT THERE WILL BE NO MORNING RUSH OR WAITING IN LINE FOR YOUR TURN.

SITUATED CLOSE TO BARONS COURT TUBE STATION, THIS FLAT OFFERS EASY ACCESS TO TRANSPORTATION, MAKING YOUR DAILY COMMUTE A BREEZE. ADDITIONALLY, BEING SET OVER TWO FLOORS ADDS A UNIQUE TOUCH TO THE PROPERTY, GIVING YOU A SENSE OF SPACE AND PRIVACY.

DON'T MISS OUT ON THE OPPORTUNITY TO MAKE THIS LOVELY FLAT YOUR NEW HOME. CONTACT US TODAY TO ARRANGE A VIEWING AND EXPERIENCE THE CHARM OF PERHAM ROAD FOR YOURSELF!

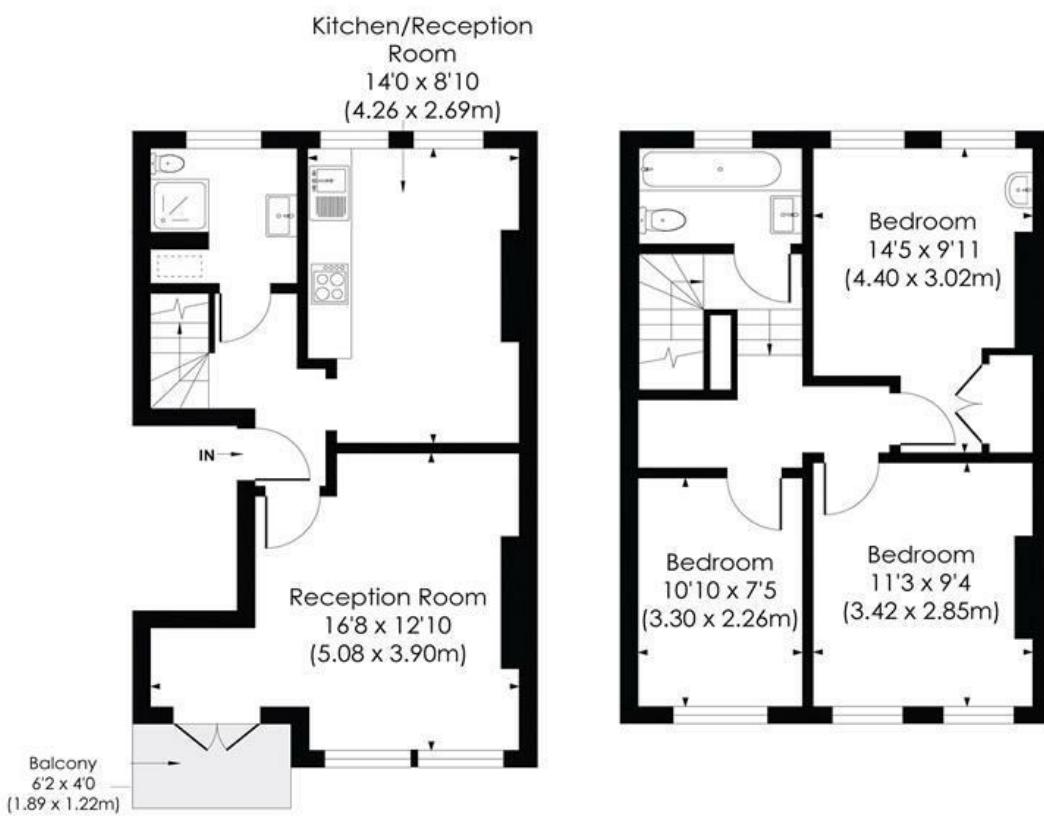
- **LARGE EAT IN KITCHEN**
- **SEPARATE LIVING ROOM**
- **EQUAL SIZE DOUBLE BEDROOMS**
- **BALCONY**
- **GREAT LOCATION**
- **CLOSE TO TRANSPORT**

**£3,400 PER CALENDAR MONTH**

## PERHAM ROAD, W14

Approx. Gross Internal Floor Area

839 Sq. ft/77.95 Sq. m



FIRST FLOOR

SECOND FLOOR

**pixangle**  
PROPERTY MARKETING

© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118  
This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales	England & Wales	England & Wales