



## 7A AVERILL STREET, HAMMERSMITH, LONDON, W6 8ED

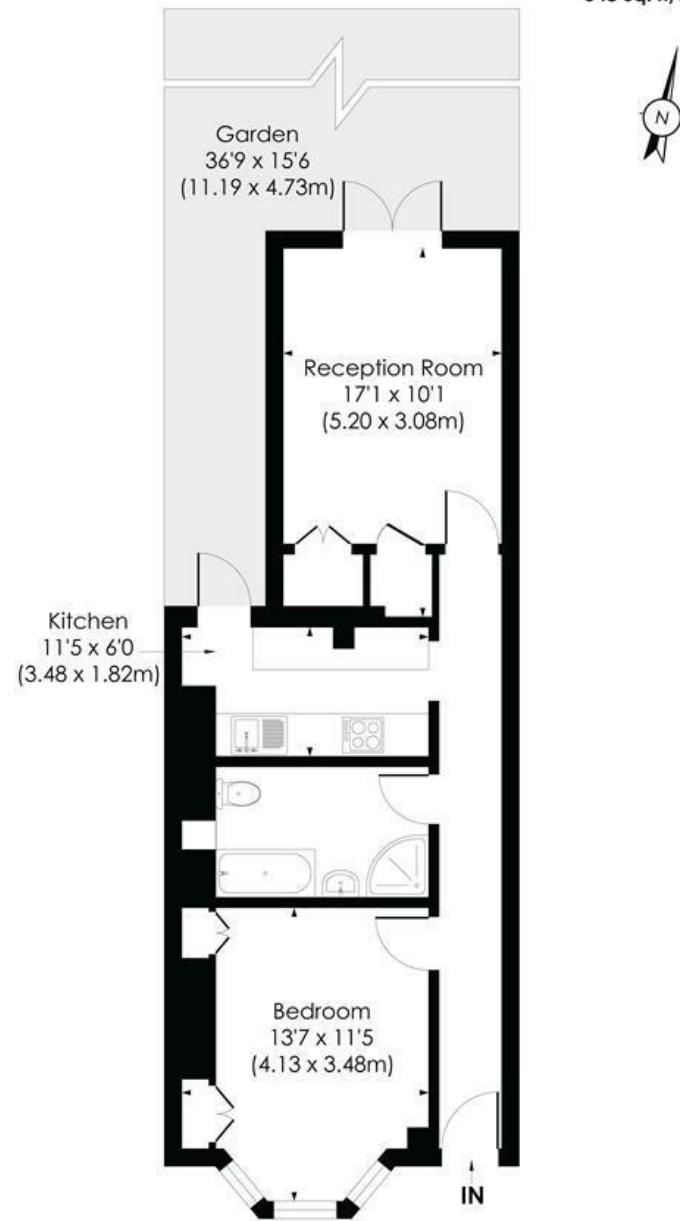
LDB IS PROUD TO PRESENT THIS BEAUTIFUL ONE DOUBLE BEDROOM APARTMENT ON ONE OF THE BEST STREETS IN HAMMERSMITH. TASTEFULLY DECORATED AND IN SUPERB CONDITION THROUGHOUT, THIS STYLISH GARDEN FLAT IS IDEAL FOR A DISCERNING PROFESSIONAL COUPLE. CONSISTS: COMFORTABLE LOUNGE WITH DOUBLE DOORS ONTO A DELIGHTFUL SUN-DRENCHED PATIO, DOUBLE BEDROOM WITH BUILT-IN STORAGE, SEPARATE FULLY FITTED KITCHEN, LARGE TILED BATHROOM WITH ROLL-TOP BATH AND SHOWER CUBICLE. CALL US RIGHT AWAY TO VIEW THIS SPECIAL FLAT!

- AMAZING LOCATION
- PRIVATE GARDEN
- LARGE LIVING ROOM
- SEPARATE KITCHEN
- RECENTLY REDECORATED

£2,050 PCM

## AVERILL STREET W6

Approx. Gross Internal Floor Area  
548 Sq. ft/50.91 Sq. m



### LOWER GROUND FLOOR

**pixangle**  
PROPERTY MARKETING

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This floor plan has been prepared for illustration purposes only, in accordance with the latest RICS code of measuring 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 |
| <b>England &amp; Wales</b>                         |                         |                         | <b>England &amp; Wales</b>                     |                         |                         |