

L·D·B

SALES, LETTINGS
& MANAGEMENT



72B CLAXTON GROVE, HAMMERSMITH, LONDON, W6 8HE

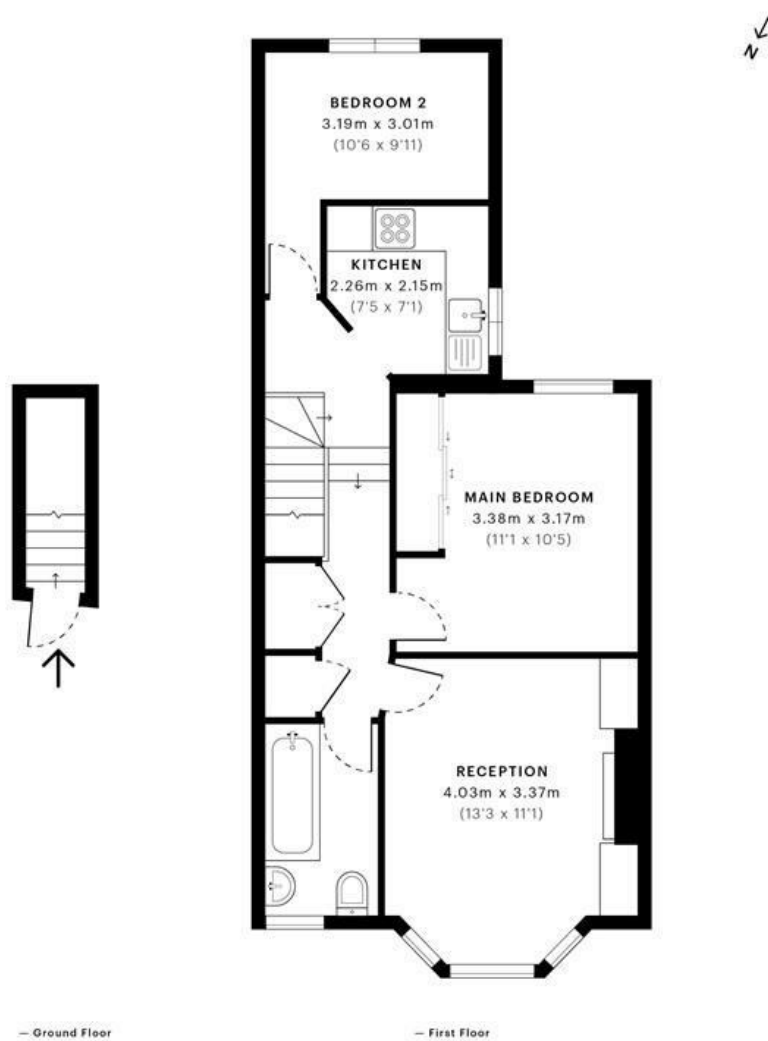
LDB ARE PROUD TO PRESENT THIS WELL-SITUATED TWO BEDROOM FIRST FLOOR FLAT. IDEALLY LOCATED IN A QUIET AND SAFE RESIDENTIAL STREET WHICH IS WITHIN A FEW MINUTES' WALK OF BOTH BARONS COURT AND HAMMERSMITH BROADWAY.

CONSISTS: TWO BEDROOMS, GENEROUS LOUNGE, FULLY FITTED SEPARATE KITCHEN, TILED BATHROOM WITH SHOWER OVER TUB.

CALL OUR FRIENDLY AND EXPERIENCED LETTINGS TEAM TO ARRANGE A VIEWING TODAY!

- GREAT LOCATION
- NEUTRAL DECOR
- CLOSE TO TRANSPORT
- SEPARATE LIVING ROOM

£2,025 PCM



GROSS INTERNAL AREA (GIA)
The footprint of the property
50.77 sqm / 546.48 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head height
46.07 sqm / 495.89 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 48.90 sqm / 526.36 sqft
IPMS 3C RESIDENTIAL 46.36 sqm / 499.01 sqft

spec id: 601d6741ac3ca60de897f202

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		56	64
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	