



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

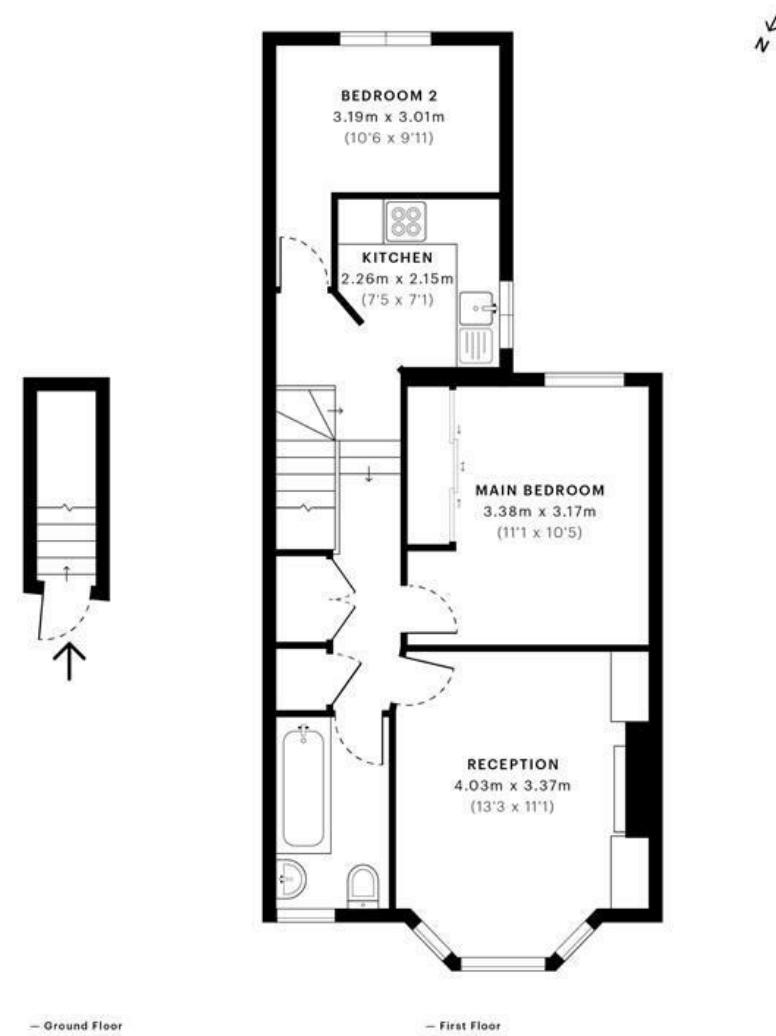
LDB ARE PROUD TO PRESENT THIS WELL-SITUATED TWO BEDROOM FIRST FLOOR FLAT. IDEALLY LOCATED IN A QUIET AND SAFE RESIDENTIAL STREET WHICH IS WITHIN A FEW MINUTES' WALK OF BOTH BARONS COURT AND HAMMERSMITH BROADWAY.

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

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!

£2,025 PCM



— Ground Floor

— First Floor

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

NET INTERNAL AREA (NIA)  
Excludes walls and internal 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 3R RESIDENTIAL 48.90 sqm / 526.36 sqft  
IPMS 3C RESIDENTIAL 46.38 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	56	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	