



MUSARD ROAD | BARONS COURT W6



WITH A PRIVATE GARDEN AS WELL AS ROOF TERRACE (NOT DEMISED), THIS IS AN EXCELLENT 2 BEDROOM, 2 BATHROOM MAISONETTE SITUATED ON A QUIET AND SOUGHT AFTER RESIDENTIAL STREET.

On the first floor, there is a sitting room to the front of the flat with a second double bedroom adjacent. Towards the rear there is an open plan kitchen and dining room which is perfect for entertaining. A guest cloakroom and second bathroom is also positioned at the rear. A side door off the dining room provides access to the private garden which allows for BBQ's and relaxing outside.

Also of note is the fact that our clients inform us that the front garden of the property is demised to this flat.





Musard Road forms part of a popular residential area close to The Queens Club and is within easy reach (0.5 miles) of Barons Court underground (District and Piccadilly lines) as well as the array of amenities to be found in the immediate area.

ACCOMMODATION

Reception Room | Open Plan Kitchen / Dining Room | Principal Bedroom with En-Suite Bathroom | Second Bedroom | Second Bathroom | Roof Terrace (Not Demised) | Private Garden

TERMS

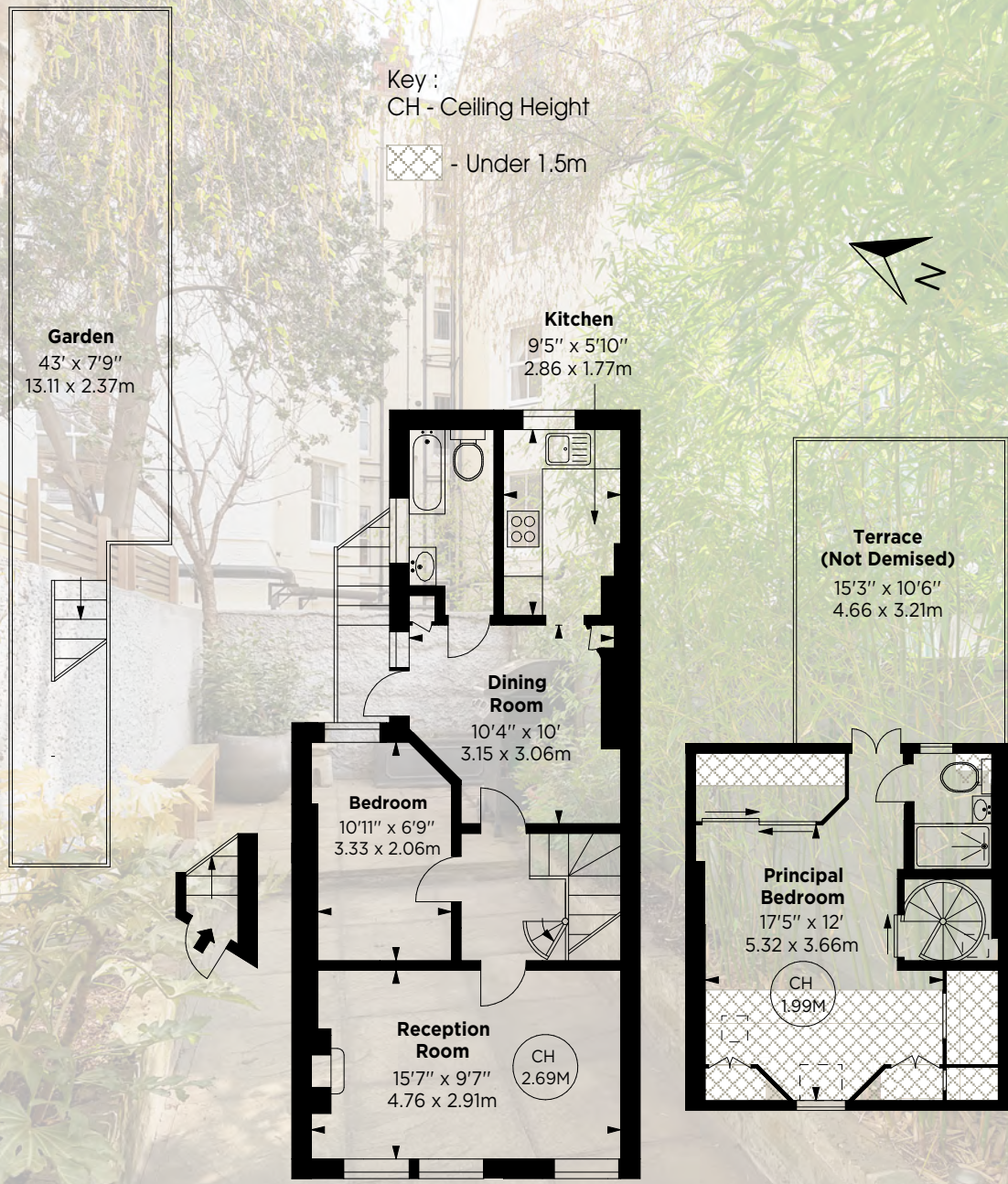
Asking Price **£600,000** | Tenure Leasehold, expires 28th September 2173 | Local Authority London Borough of Hammersmith & Fulham



Gross Floor Area 760 square feet /
70.71 square meters

Key :
CH - Ceiling Height

 - Under 1.5m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	45 E	
21-38	F		
1-20	G		

Maskells 

71 WALTON STREET, LONDON, SW3 2HT
+44 (0)207 581 2216
www.maskells.com sales@maskells.com

We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.