



ST. ANDREWS SQUARE, W11
£675,000 SHARE OF FREEHOLD

FABULOUS GROUND FLOOR FLAT WITH AN AMAZING LARGE SOUTH-EAST FACING GARDEN IN THE HEART OF W11

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DESCRIPTION:

A fantastic opportunity to buy a bright two-bedroom apartment with a private entrance and a charming south-east facing garden.

The property comprises of a master bedroom with fantastic storage, a further double bedroom, large bathroom with Japanese bath and separate shower cubicle, beautiful bright open plan kitchen and living room, generous storage, and wooden floors throughout. The garden has been beautifully designed and also offers a fantastic outdoor shed.

The property has a share of freehold and an option to acquire a private parking space as well as a resident's permit.

AT A GLANCE

- Southeast Facing Private Garden
- Abundance of Natural Light
- Private Entrance
- 2 Double Bedrooms
- Masses of Storage
- EPC Rating C
- Share of Freehold
- Service Charges £2110 pa
- Ground Rent TBC

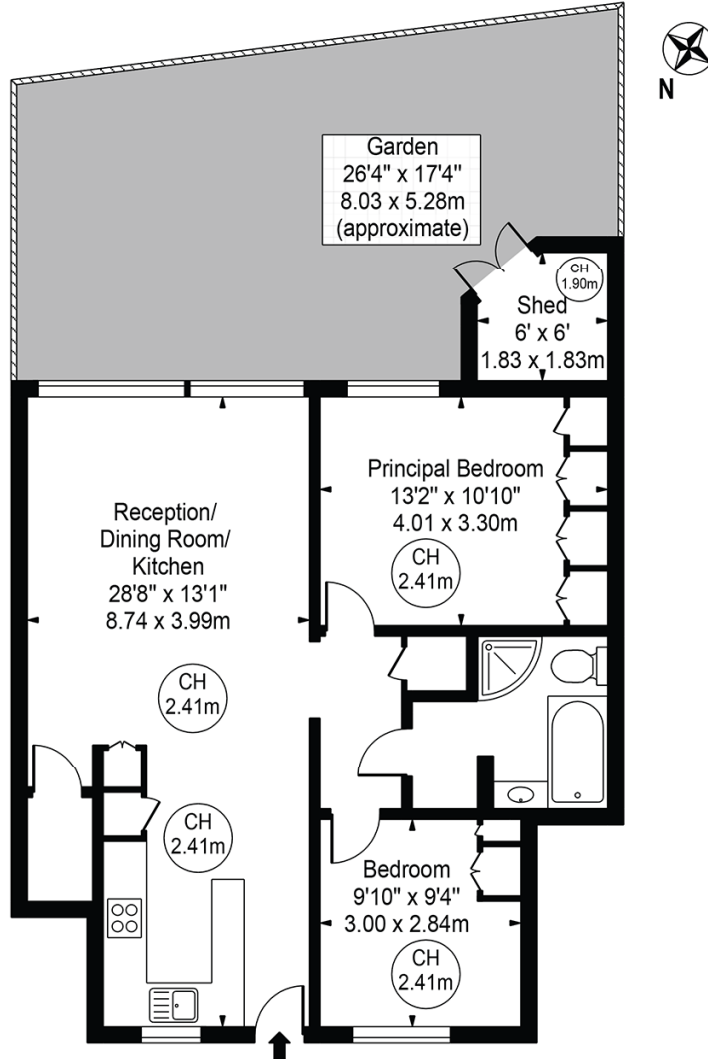




St. Andrews Square

Approx. Gross Internal Area 716 Sq Ft - 66.52 Sq M
(Excluding Shed)

Approx. Gross Internal Area of Shed 32 Sq Ft - 2.97 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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