

L·D·B

SALES, LETTINGS
& MANAGEMENT



BASEMENT FLAT, 73 COMERAGH ROAD, BARONS COURT, LONDON, W14 9HS

LDB ARE PROUD TO PRESENT THIS 2 BED LOWER GROUND FLOOR FLAT, IN THE HEART OF BARONS COURT. THIS PROPERTY IS CURRENTLY UNDERGOING A FULL AND EXTENSIVE REFURBISHMENT. THE FLAT WILL BOAST WOODEN FLOORING THROUGHOUT, A BRAND NEW, MODERN BATHROOM WITH A WALK-IN SHOWER, TWO BEDROOMS AND A SEPARATE LIVING AND KITCHEN AREA. ALL APPLIANCES WILL BE BRAND NEW, AND THE PROPERTY WILL BE FRESHLY PAINTED THROUGHOUT. ADDITIONALLY, THIS PROPERTY BENEFITS FROM A PRIVATE PATIO, WITH ACCESS FROM BOTH BEDROOMS THROUGH DOUBLE GLAZED DOORS.

DESPITE BEING TUCKED INTO A LOVELY, QUIET RESIDENTIAL AREA, THIS PROPERTY IS A 4 MINUTE WALK FROM BARONS COURT TUBE STATION (DISTRICT AND PICCADILLY LINES) AND THE AMENITIES OF THE NORTH END ROAD ARE JUST 5 MINUTES AWAY.

CALL OUR FRIENDLY TEAM AT LDB NOW TO AVOID DISAPPOINTMENT!

- EXCELLENT LOCATION IN THE HEART OF BARONS COURT
- NEWLY REFURBISHED
- 4 MINUTE WALK TO TUBE
- EPC D
- NO DEPOSIT
- WOODEN FLOORING THROUGHOUT

£2,250 PER CALENDAR MONTH



Spec verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards. Plans 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 measurement captured in the scan.

AREA OF RESIDENTIAL 54.94 sqm / 591.37 sqft

AREA OF RESTRICTED ACCESS 0.15 sqm / 1.61 sqft

APNIC ID 5638422582ce75a0dc117e02a

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			
		60	77
England & Wales		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	