

## 23 GARLAND COURT LONDON, W14 8FR

**£1,200,000**  
LEASEHOLD

This stunning, top floor, penthouse apartment benefits from its own private roof terrace and another separate private balcony and extends to over 1003 sq ft of internal accommodation. The property also has its own large, private roof terrace and a further private balcony off of one of the bedrooms.

The property itself comprises of three, good-sized double bedrooms, two modern and chic bathrooms, a large open plan reception and dining room and a top of the range fitted kitchen. Garland Court is served by lift access and has the added bonus of its own concierge service. There is also parking available within the development via a designated parking permit (via the waiting list) or on-street permit parking (which can be obtained via local authority).

Lisgar Terrace is a modern development, but has maintained the original, period facade. Transport links to the development are vast, with West Kensington

**DouglasPryce**

## Lisgar Terrace, W14 8FR

Approx Gross Internal Area = 93.20 sq m / 1003 sq ft

Balcony = 7.26 sq m / 78 sq ft

Roof Terrace = 17.66 sq m / 190 sq ft

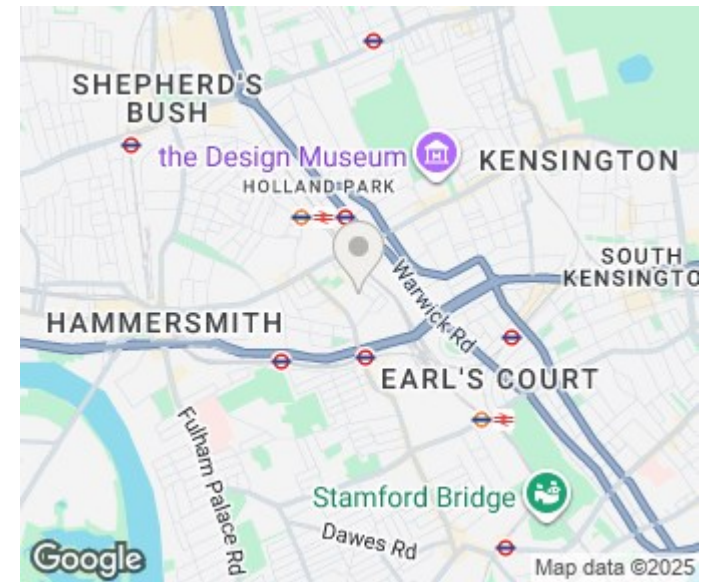
Total = 118.12 sq m / 1271 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sales  
Verdant Lane  
London  
SE6 1LF

07887933642  
glenn@douglaspryce.co.uk  
www.douglaspryce.co.uk

**DouglasPryce**