



## 24 TREVANION ROAD LONDON, W14 9BJ

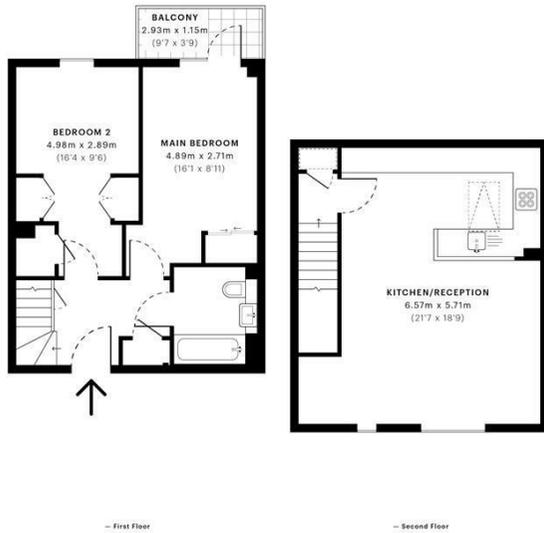
**£650,000**  
LEASEHOLD

Boasting extremely high ceilings and a sleek, stylish interior throughout, this gorgeous 2 bedroom split-level apartment has over 828 SQ FT of internal space and is presented in immaculate condition. The property benefits from two large double bedrooms and has its own gated entrance and private balcony area. The development also has its own communal garden area, which can be enjoyed by the residents of Trevanion Road and a private car parking space.

The road itself is extremely well placed in a prime London area and is perfect for accessing a whole host of amenities in Acton, Shepherds Bush and Fulham with West Kensington Station (Underground Services) just two hundred yards away from the property.

**DouglasPryce**

**Trevanion Road, W14**  
 CAPTURE DATE: 05/11/2021 LASER SCAN POINTS: 3,990,376  
**GROSS INTERNAL AREA**  
 76.95 sqm / 828.28 sqft



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
76.95 sqm / 828.28 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes swimming pools, covered deck spaces  
70.81 sqm / 762.19 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas, etc.  
3.25 sqm / 34.96 sqft

**RESTRICTED HEAD HEIGHT**  
Controlled use area under 1.8m  
0.49 sqm / 5.27 sqft

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pits 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 RESIDENTIAL: 77.60 sqm / 835.28 sqft  
IPMS RESIDENTIAL: 76.74 sqm / 834.49 sqft

spec id: 617a8a8481u10460c91063

spec Verified  
RICS Certified Property Measurement



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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

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