



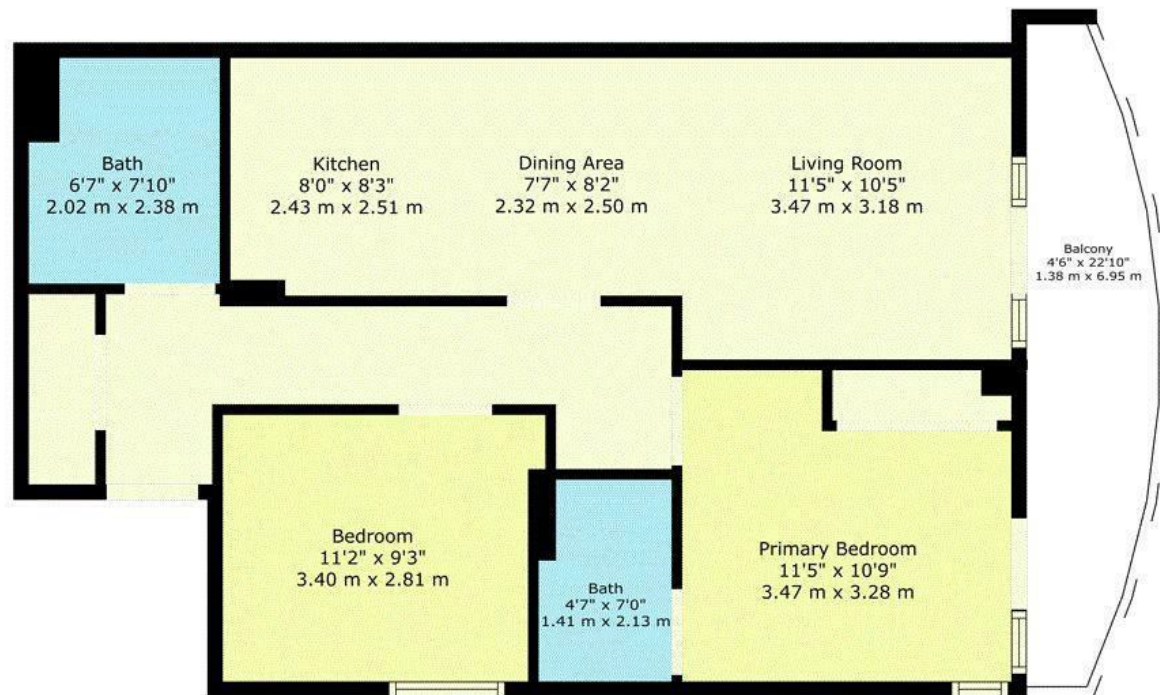
THE INK BUILDING

LONDON, W10 6DR

£550,000
LEASEHOLD

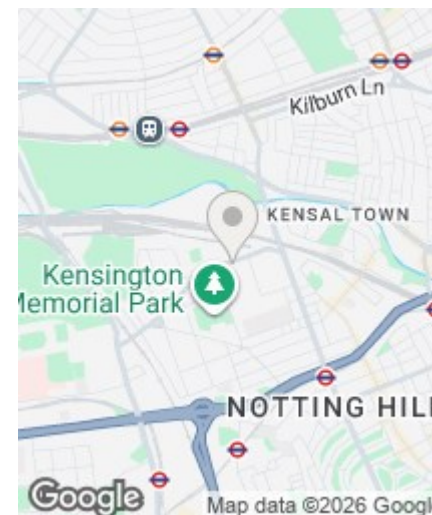
A smart 2 bedroom flat on the 4th floor of The Ink Building. Presented in very good condition throughout, accommodation briefly comprises; entrance hall with storage cupboard, generous open-plan kitchen / reception room leading to the balcony, master bedroom with en-suite, second double bedroom also giving access to the balcony and a further bathroom. The flat also benefits from a useful storage unit located on the lower ground floor of the building as well as a secure parking space. Barlby Road is located moments from Portobello Road with its vibrant market and trendy surrounding restaurants, shops and bars. Ladbroke Grove (Hammersmith & City Line) is the nearest underground station affording easy access to the City, West End and Canary Wharf. Offered on a long leasehold. Service charge c.£7,000 per annum

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TOTAL: 686 sq. ft, 64 m²
 FLOOR 1: 686 sq. ft, 64 m²
 EXCLUDED AREAS: BALCONY: 86 sq. ft, 8 m²

This Plan Is For Layout Guidance Only And Is Not Drawn To Scale Unless Specified. All Dimensions, Including Windows, Doors, And The Total Gross Internal Area (gia), Are Approximate.



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		
England & Wales		EU Directive 2002/91/EC 

EPC Rating: Council Tax Band: D

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

108 Holland Park Avenue
 London
 W11 4UA

020 7602 6725
james@sandersonslondon.co.uk
sandersonslondon.co.uk

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