



**SALES**

**LETTINGS**

**MANAGEMENT**

[chiswick@tatepartnership.co.uk](mailto:chiswick@tatepartnership.co.uk)

**020 8996 0000**

**TATEPARTNERSHIP.CO.UK**



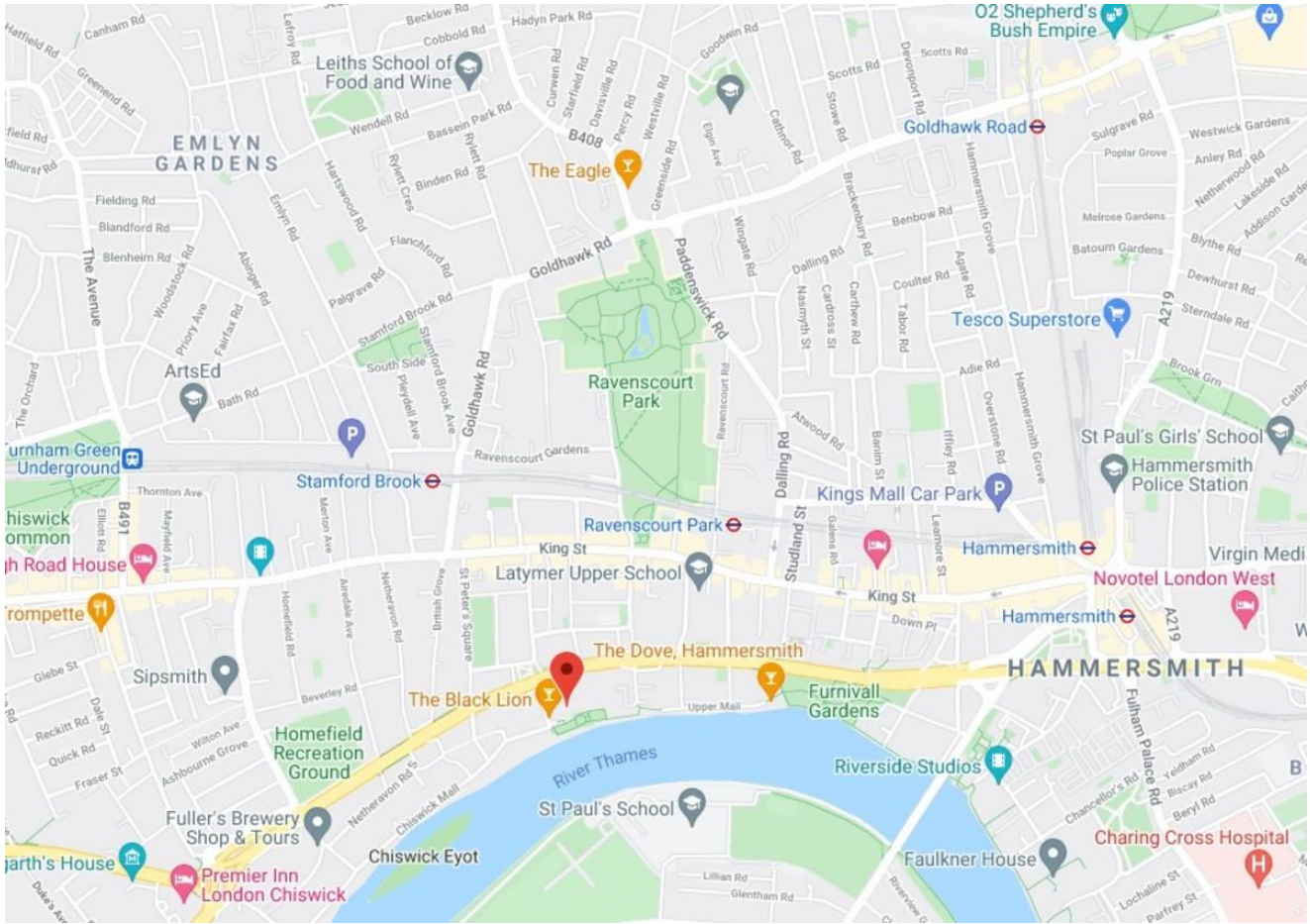
**Samels Court, W6**

**£1,800 pcm**

Just 50meters from the banks of the River Thames, in a Private Purpose Built development, is this generous two bedroom ground floor apartment. The accommodation, which was newly decorated and carpeted for the last tenancy, comprises; entrance hall, two double bedrooms with integral wardrobes, sizeable Living Room and separate Kitchen, Bathroom with shower over bath. There's a private car park for residents, with allocated parking space and well kept communal gardens. South Black Lion Lane runs off Chiswick Mall, along the banks of the River Thames. Easy access to the A4(M) east into Knightsbridge or west to Heathrow. Council tax band E, 1500 p/a. Available mid-September, Unfurnished.

# Samels Court, W6

## Map



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <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	<b>70</b>	<b>73</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>71</b>	<b>75</b>