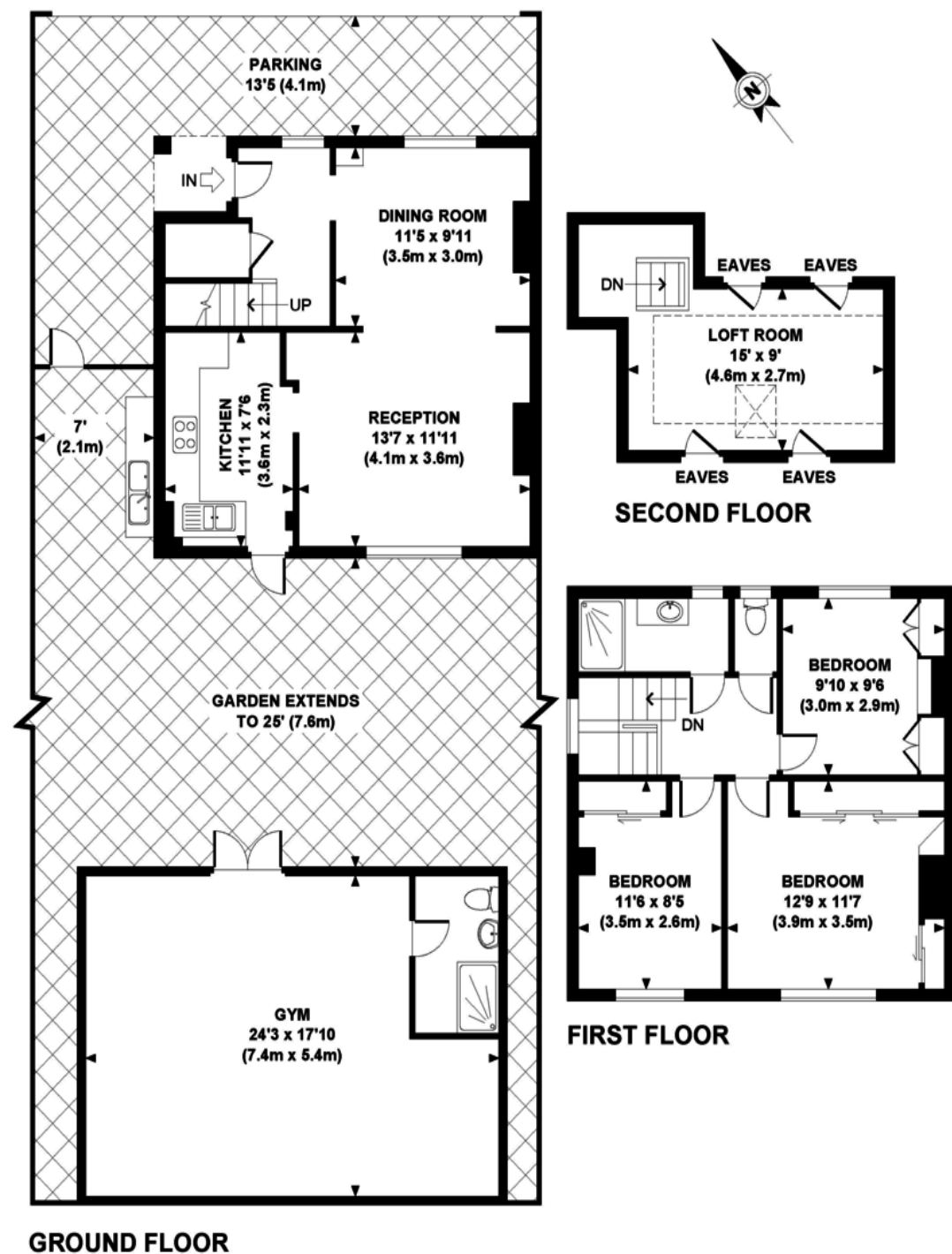


Clematis Street, W12



APPROXIMATE GROSS INTERNAL INCLUDING OUTBUILDING AREA 1521 SQ FT / 141.4 SQ M
 Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of door, windows, rooms and all other items are approximate. No responsibility is taken for any error, omission or mis-statement. This floor plan is for illustrative purposes only, and should be treated as such.



Clematis Street, London, W12 0QG

£795,000 Freehold

Key Features

- Semi Detached House
- Own Side Entrance Leading To Garden and Outer House
- Parking Own Drive 3 Cars
- Three Bedrooms
- Own Private Gym / Outer House with Bathroom
- Double Reception Room
- Separate Kitchen / Barn Doors

Description

Hart and Co are delighted to offer this stunning semi house which is unique in every way with its own high-tech well-designed Gymnasium which could easily be turned into a living work office or a property to rent out. The Accommodation on the ground floor comprises a double reception room and separate kitchen both leading onto a private South facing Garden which comprises an outer house accommodation a Gym and en-suite bathroom. The upstairs accommodation comprises 3 double bedrooms and ladders leading up-to a loft room which makes a great ample space for a guest room or study. The property further benefits a side entrance leading to the private garden and own drive which can easily accommodate 3 cars.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	