



Joanna House  
Queen Caroline Street  
London  
W6

Offers in Excess of £375,000

bettermove

# Queen Caroline Street London

Bettermove are proud to present this 2 bedroom flat in London, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with on street, permit parking available.

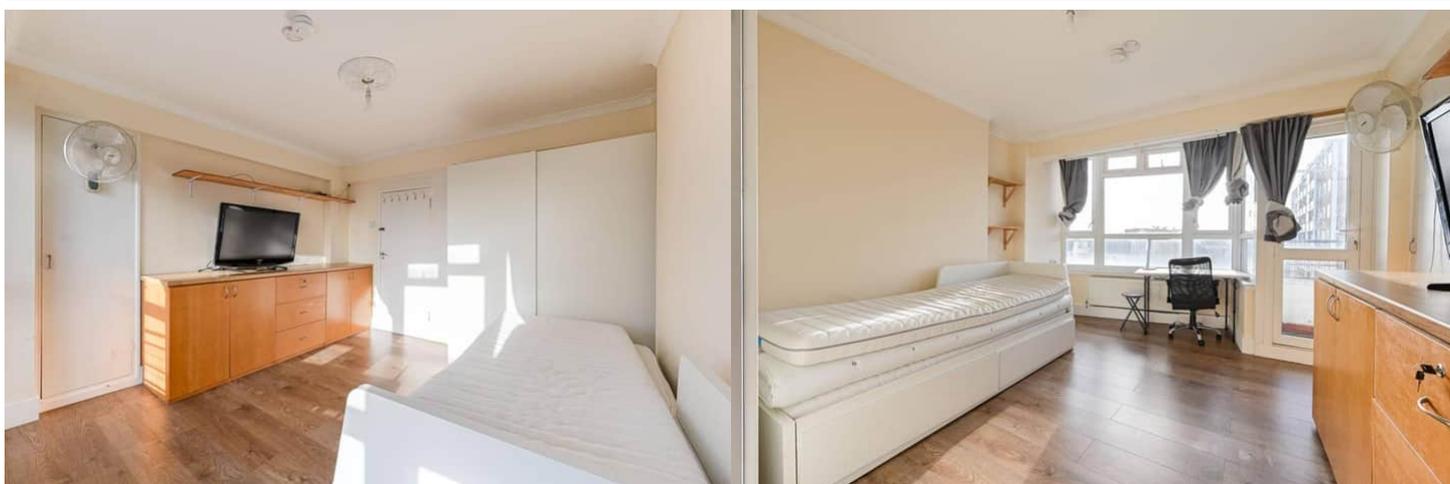
The council tax band is C.

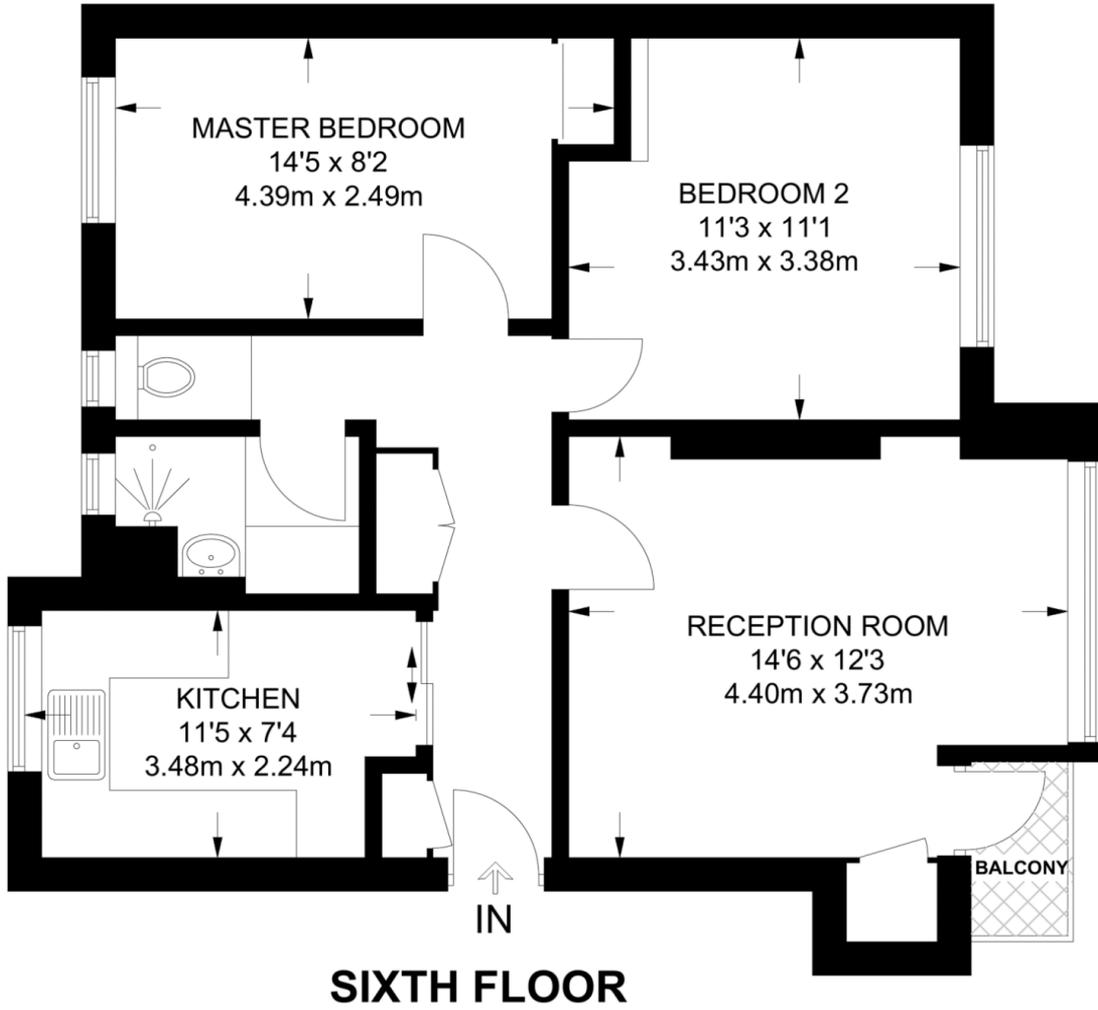
This is a leasehold property with 112 years remaining on the lease; the service charge is £1,900.00 per annum.

The interior of this beautifully presented, sixth floor property, comprises a spacious living room, fitted kitchen, two double bedrooms, and a shower room, with separate WC. Externally, the property benefits from a private balcony, accessible via the living room, perfect for enjoying the summer months.

Located in the popular borough of Hammersmith, West London, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Hammersmith Underground Station, a variety of local bus routes, and quick access to the M4, M25, M3, and M1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	72	77
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	71	79
	EU Directive 2002/91/EC	



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