



## **Dorigen Court, Lisgar Terrace, London, W14 8SF**

**£728,000**

FOR SALE

A 2 BED 2 BATH APARTMENT LOCATED IN DORIGEN COURT WHICH IS PART OF 'SAMUEL SQUARE' A COMPLETELY REFURBISHED PERIOD BUILDING LOCATED OFF KENSINGTON HIGH STREET ON A QUIET LEAFY ROAD YET ONLY MINUTES FROM THE STATION, SHOPS, RESTAURANTS AND BARS OF WEST KENSINGTON.

The accommodation comprises a dual aspect reception room with a modern fitted kitchen, wooden floors, sash windows and views over the street. The master bedroom has built in wardrobes and an En-suite bathroom, the second bedroom also has built in wardrobes and has use of the main bathroom located off the hallway.

GROUND RENT £0 / SERVICE CHARGE £1,557 PA / LEASE 245 YEARS \*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- DORIGEN COURT
- REFURBISHED PERIOD BUILDING
- LOCATED OFF KENSINGTON HIGH ST
- CHAIN FREE
- 2 BED 2 BATH
- WEST KENSINGTON LOCATION
- FOR SALE
- PART OF SAMUEL SQUARE
- 6 MINS TO STATION
- WELL PRICED CENTRAL LONDON APARTMENT

# Dorigen Court, Lisgar Terrace, London, W14 8SF



RECEPTION



RECEPTION



RECEPTION



KITCHEN



RECEPTION



KITCHEN

# Dorigen Court, Lisgar Terrace, London, W14 8SF



**BEDROOM**



**BEDROOM**



**BEDROOM**



**EN-SUITE**



**BEDROOM**



**BATHROOM**

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DORIGEN COURT



DORIGEN COURT



— First Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
75.14 sqm / 808.80 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes swimming pools, restricted head height  
69.99 sqm / 753.37 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.9m  
0.00 sqm / 0.00 sqft

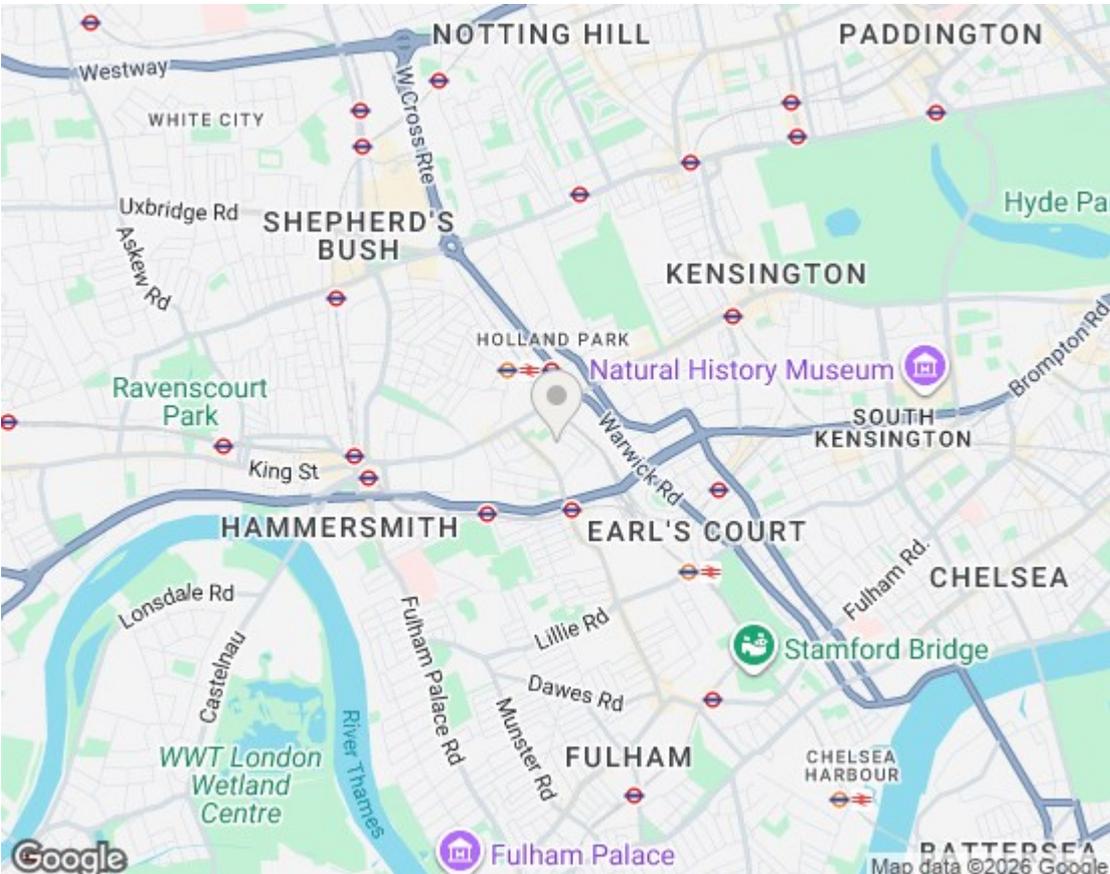
spec Verified

RICS Certified Property Measurer

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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 3B RESIDENTIAL: 76.39 sqm / 822.26 sqft  
IPMS 3C RESIDENTIAL: 71.61 sqm / 770.80 sqft

W14 ID: 611281d694390d423d0d



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

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.