



## QUEEN'S CLUB GARDENS, W14

**£775,000 SHARE OF FREEHOLD**

A well-presented three double bedroom flat, situated in Heber Mansions within the prestigious Queen's Club Gardens spanning 880 sq. ft of living space.

Fulham & Parsons Green | 020 7731 3388 | [fulham@winkworth.co.uk](mailto:fulham@winkworth.co.uk)

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## DESCRIPTION:

The beautiful reception room offers plenty of room for dining with a built-in banquet seating by the bay window. There is also a separate and well-designed modern kitchen with ample storage. All three bedrooms are good size doubles and are served by a contemporary bathroom.

Queen's Club Gardens is an impressive collection of red brick mansion blocks with the focal point being the stunning garden square and tennis courts which are enjoyed by the residents throughout the year. There is a porter situated at the East point of the square and there is also ample residents permit parking in the enclave.

A wide array of local amenities, pubs and restaurants can be found in the area as well as the namesake The Queen's Club, a private sporting club in the heart of West Kensington and the popular Colton Arms pub. Nearby tube stations Barons Court and West Kensington are also within immediate walking distance of the flat.

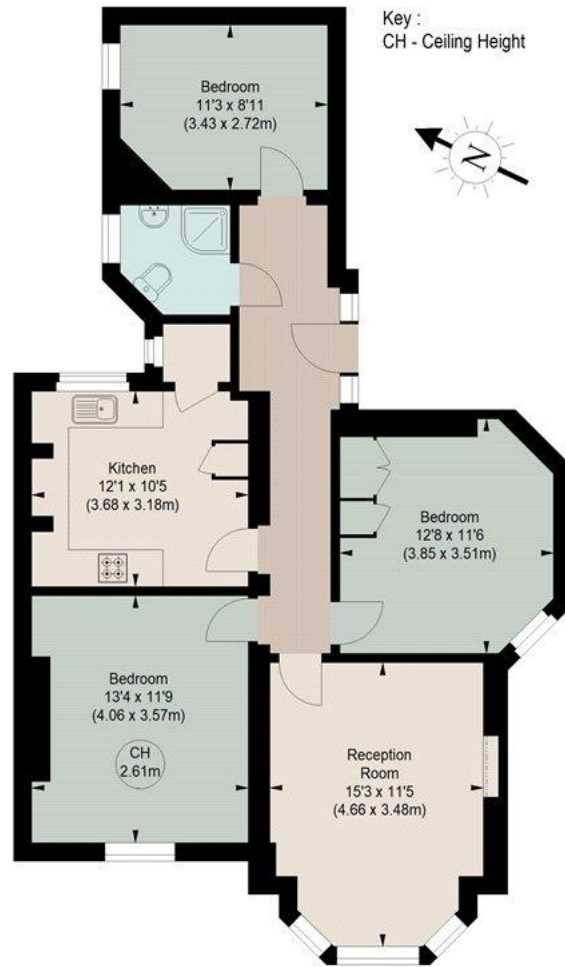




## HEBER MANSIONS, SW6

Approximate gross internal area

880 sq ft / 81.75 sq m



Key :  
CH - Ceiling Height

### LOWER GROUND FLOOR

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Share of Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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