



QUEEN'S CLUB GARDENS, W14
£775,000 LEASEHOLD

A superb two bedroom flat with a balcony, located in the heart of Barons Court within the prestigious Queen's Club Gardens.

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DESCRIPTION:

This incredibly well appointed property, which sits on the third floor, comprises two spacious double bedrooms and is served by a modern shower room. There is a newly refurbished, open plan kitchen which has ample storage and space for a dining table with large double doors leading to the hallway. The reception room is light and bright with French doors that open onto a balcony.

Located in the famous Queen's Club Gardens which is a popular complex of mansion blocks surrounding manicured communal gardens and tennis courts exclusively for residents' use. These properties are renowned for being extremely well managed and all communal and exterior areas are well maintained.

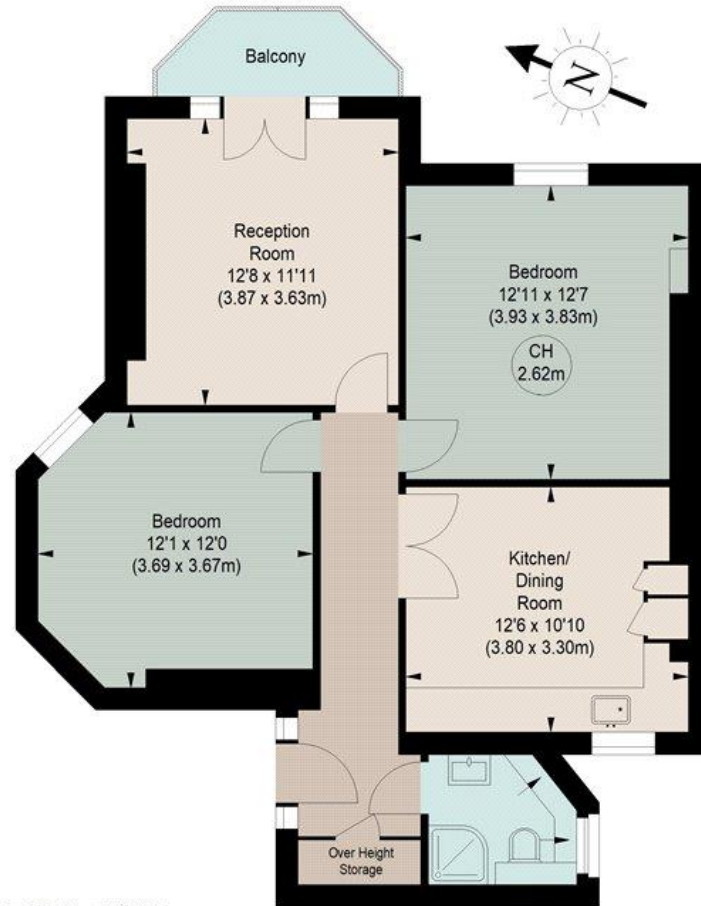
Barons Court and West Kensington underground stations are a short walk away as are several well-favoured local pubs. The Piccadilly line can be found at Barons Court linking the property to central London and Heathrow airport.





KENYON MANSIONS, W14

Approximate gross internal area
734 sq ft / 68.19 sq m
(Including Over Height Storage)
Over Height Storage
11 sq ft / 1.02 sq m



THIRD 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 | | |
| (55-68) | D | 67 | 75 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Tenure: Leasehold

Term: 996 years and 11 months

Service Charge: £4350 per annum

Ground Rent: £70 per annum

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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