



QUEEN'S CLUB GARDENS, W14 £799,999 LEASEHOLD

A fabulous and extremely spacious two bedroom period flat tucked away in the secluded south west corner of arguably the most sought-after mansion block within the prestigious Queen's Club Gardens.

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DESCRIPTION

Immaculately refurbished under the current ownership, this exceptionally well-proportioned flat commanding 870+ sq ft with high ceilings throughout, retains all of its original features and benefits from an abundance of natural light. It comprises two large double bedrooms with ample built in storage, a modern bathroom, a large eat-in kitchen and pantry, and a beautiful reception room looking out to the landscaped residential gardens.

Behind the traditional Victorian façade, is a wonderful home that also benefits from external storage for two bicycles, the use of a 2-acre private communal garden and 2 tennis courts for the residents' exclusive use. There is daytime portage service and access to a 24-hour emergency porter, as well as an onsite Estate Office with a dedicated manager, staff, and gardeners. The lease has been recently renewed and has 997 years remaining.

Named after the nearby world-famous Queen's Club, Queen's Club Gardens is a highly-desirable red brick west London address conveniently located in Barons Court and just a 15-minute walk from the river. The flat is under a 7-minute walk to Barons Court and West Kensington Underground Stations (District and Piccadilly Lines) offering excellent connections to Central London and Heathrow Airport. The overground is accessible from West Brompton (Southern and London Lines), around a 12-minute walk away, affording excellent links to Clapham as well as Gatwick Airport. The M3 and M4 are also within easy reach for direct access to the M25, the West Country and the rest of the UK.

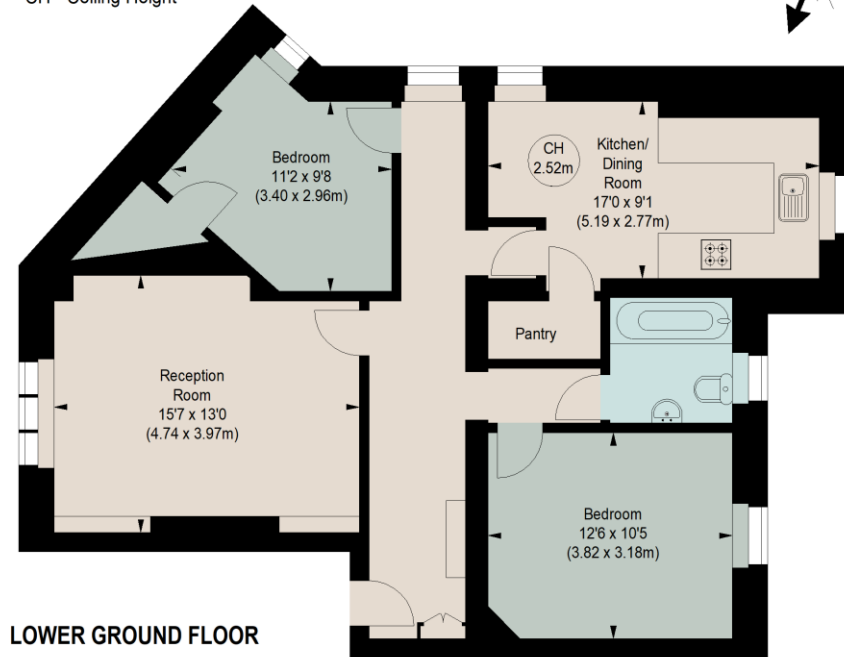
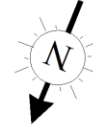
In close proximity there are an array of shops, gyms, swimming pools, pubs, and restaurants both on Fulham Palace Road and within Munster Village. It is also within immediate reach of some of the world's finest shops and restaurants in Chelsea and Kensington.



PALMERSTON MANSIONS, W14

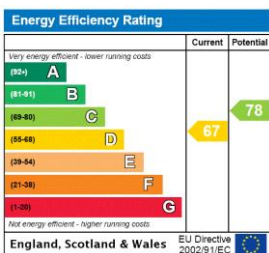
Approximate gross internal area
871 sq ft / 80.92 sq m

Key :
CH - Ceiling Height



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.



Tenure: Leasehold

Term: 997 year and 0 months

Service Charge: £2,897 per annum

Ground Rent: £70 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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