



## QUEEN'S CLUB GARDENS, W14 £799,000 LEASEHOLD

A wonderfully proportioned three double bedroom flat, situated on the second floor of Johnson Mansions in the prestigious Queens Club Gardens.

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## DESCRIPTION

Spanning over 895 Sq. Ft. the property consists of a spacious reception room with bay windows allowing for an abundance of natural light. There is a separate eat-in kitchen with excellent storage solutions. All three bedrooms are good size doubles and are served by a tiled bathroom.

Queens 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 Queens 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.





## JOHNSON MANSIONS, SW6

Approximate gross internal area  
895 sq ft / 83.15 sq m

Key :  
CH - Ceiling Height



### SECOND 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	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
72	84
England, Scotland & Wales	
EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 998 year and 11 months

**Service Charge:** £4,970.00

**Ground Rent:** £105 Annually (subject to increase)

**Council Tax Band:** F

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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