



BARONS COURT ROAD, W14 £475,000 LEASEHOLD

A charming two bedroom flat located on a quiet residential street close to both West Kensington and Barons Court underground stations.

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DESCRIPTION

Situated on the first floor the flat benefits from high ceilings throughout. There is a spacious reception/dining room which is flooded with natural light, this leads to the kitchen with a south facing balcony. There are two bedrooms, one of which has ample built-in storage, which are served by a stylish bathroom.

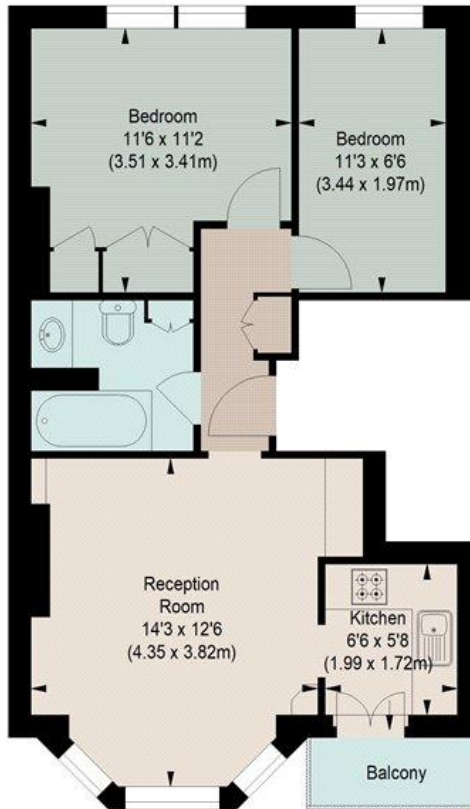
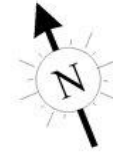
Barons Court Road is situated in the heart of Barons Court, close to Queens Club. The flat is positioned only a few moments' walk from an array of restaurants and local shops, including an award-winning butchers.



BARONS COURT ROAD, W14

Approximate gross internal area
498 sq ft / 46.26 sq m

Key :
CH - Ceiling Height



FIRST 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)	
69	79
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 958 year and 2 months

Service Charge: £900 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: D

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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