

**Shaws**  
KENSINGTON



**Barons Keep, Gliddon Road, West Kensington,  
London, W14**

**Guide Price: £875,000**

*Leasehold*

# Barons Keep, Gliddon Road, West Kensington, London, W14



Barons Keep, W14

CAPTURE DATE 02/12/2020 LASER SCAN POINTS 2,947,553

GROSS INTERNAL AREA

105.13 sqm / 1131.61 sqft

**Leasehold: 95 years remaining**

**Council Tax Band: E**

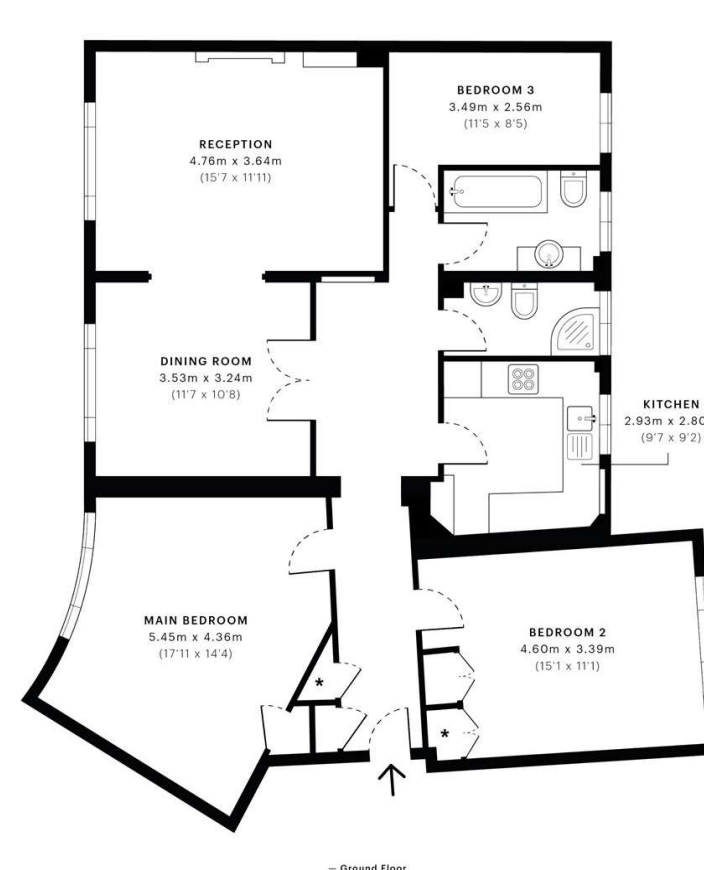
**Service Charge (per annum): £5,200.00**

**Ground rent (per annum): £287.00**

A three-bedroom ground floor apartment situated in the gated Barons Keep development and offering views across the well-maintained communal gardens. The apartment comprises spacious lounge, dining room, modern fitted kitchen, Modern bathroom suite, separate shower room, two double bedrooms and a large single bedroom.

Barons Keep is a mature, well run 1930's gated development with portorage and off-street parking. Close to Barons Court tube, and the A4

- Leasehold
- Three-Bedrooms
- Ground Floor Flat
- Set Within a Gated Development
- Portorage
- Off Street Parking



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
105.13 sqm / 1131.61 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes walkways, restricted head height  
96.65 sqm / 1040.33 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 105.31 sqm / 1144.31 sqft  
IPMS 3C RESIDENTIAL 96.01 sqm / 1034.97 sqft  
\*Excluded from measurements

SPIC ID: 5f0f1cc9931e0dcd24803





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</b>	<b>64</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

## Shaws Kensington - Shaws Kensington

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### Disclaimer

Every care has been taken with the preparation of these property details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order.