



**Barons Court Road, West Kensington, London,  
W14**

**Guide Price: £500,000**

*Leasehold*

# Barons Court Road, West Kensington, London, W14

**Leasehold: 88 years remaining**

**Council Tax Band: C**

**Service Charge (per annum): £1,400.00**

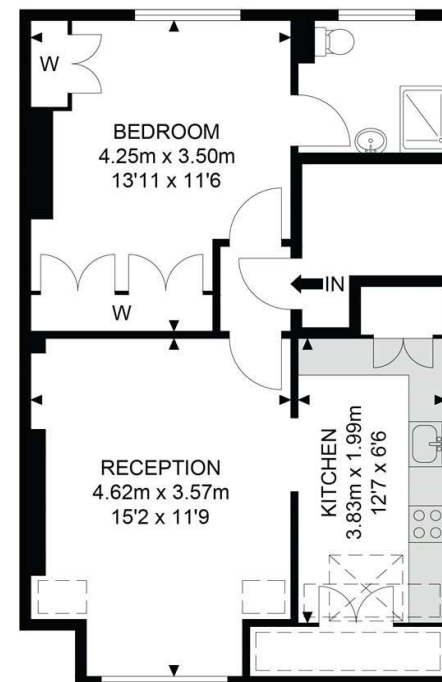
**Ground rent (per annum): £50.00**

An exquisite top floor period apartment, moments away from Barons Court Tube station. This beautiful property comprises of a Master bedroom with fully built in wardrobes, ample storage space and recently underwent a stunning refurbishment throughout the kitchen, bathroom and bedroom. Integrated appliances can be found in the kitchen and lovely features are throughout.

Barons Court Road is close to Barons Court & West Kensington underground stations and is within a mile of the extensive amenities on Kensington High Street. The world-famous Queen's Club is also a very short distance away.

- Leasehold
- One-Bedroom
- Top Floor Flat
- Beautifully Finished Throughout
- Master Bedroom with Fitted Wardrobes
- Minutes from Barons Court Station

## Barons Court Road



3rd Floor



APPROX. FLOOR AREA 486.52 SQ FT / 45.20 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

© SpacePhoto

Photography and Floor Plan





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>	<b>74</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>41</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

Palliser Road  
49 Kensington  
London  
United Kingdom  
W14 9EB

T: 02073869996  
E: sales@shawskensington.co.uk  
<http://www.shawskensington.co.uk>



Jet Software Ltd. Registered in England and Wales - 09408958  
Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

### 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.