

Shaws  
KENSINGTON



**Kensington Hall Gardens, West Kensington,  
Hammersmith, London, W14**

**Offers in excess of:  
£900,000**

# Kensington Hall Gardens, West Kensington, Hammersmith, London, W14

**Share of Freehold: 969 years remaining**  
**Council Tax Band: F**  
**Service Charge (per annum): £3,624.00**  
**Ground rent (per annum): £30.00**

A stunning three-bedroom red brick Victorian Mansion Block Flat on offer. Located in the prestigious Kensington Hall Gardens on the raised ground floor, this newly redecorated accommodation consists of three double bedrooms, one of which is en-suite, a family bathroom, cloakroom and generous reception room.

The property has high ceilings throughout and has a wealth of original features. The property is moments from West Kensington Underground Station (District Line) and Barons Court Station (Piccadilly Line) and has easy access to the amenities and shops located along North End Road, as well as that of High Street Kensington, Fulham and Hammersmith. Motorists can gain easy access to the A4/M4 for routes in and out of London.

- Share of Freehold
- Three Double Bedrooms
- Raised Ground Floor
- High Ceilings
- Separate Kitchen
- Located walking distance from Tube Stations

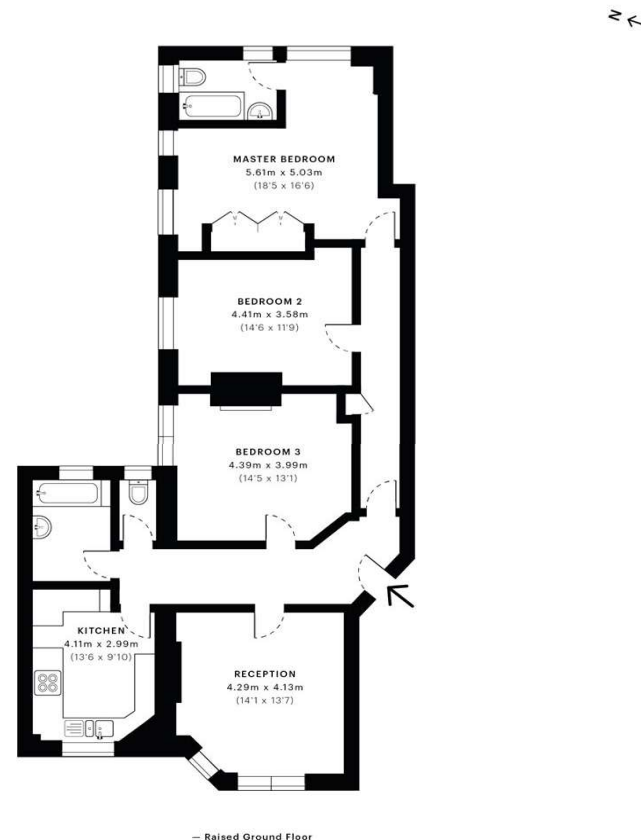


Kensington Hall Gardens, W14

CAPTURE DATE 09/07/2020 LASER-SCAN POINTS 33,292,152

GROSS INTERNAL AREA

118.21 sqm / 1272.40 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
118.21 sqm / 1272.40 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes workrooms, restricted head height  
105.77 sqm / 1138.50 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.

#PM6 3B RESIDENTIAL 119.54 sqm / 1286.72 sqft  
#PM5 3C RESIDENTIAL 107.43 sqm / 1156.37 sqft

SPEC ID: 5F0494b704a34a7613fa8Cf4





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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.