



Shaws
KENSINGTON



**Johnson Mansions, Queens Club Gardens,
Hammersmith, London, W14**

Guide Price: £750,000

Leasehold

Johnson Mansions, Queens Club Gardens, Hammersmith, London, W14

Service Charge (per annum): £3,200.00
Ground Rent: TBC
Council Tax Band: E

Presented to the market is this exceptional two double bedroom apartment set within a Victorian Mansion Block. The property is located within the sought-after Queens Club Gardens with access to private communal gardens and private tennis courts.

The property is situated on the second floor and consists of two double bedrooms, an eat-in kitchen, bathroom, a light and airy reception. Being in the heart of Barons Court it is just a short walk from the Barons Court Underground Station, local pubs and amenities.

- Membership of Freehold
- Two Double Bedrooms
- Second Floor
- Generous Reception
- Communal Garden & Tennis Courts
- On Site Estate Office

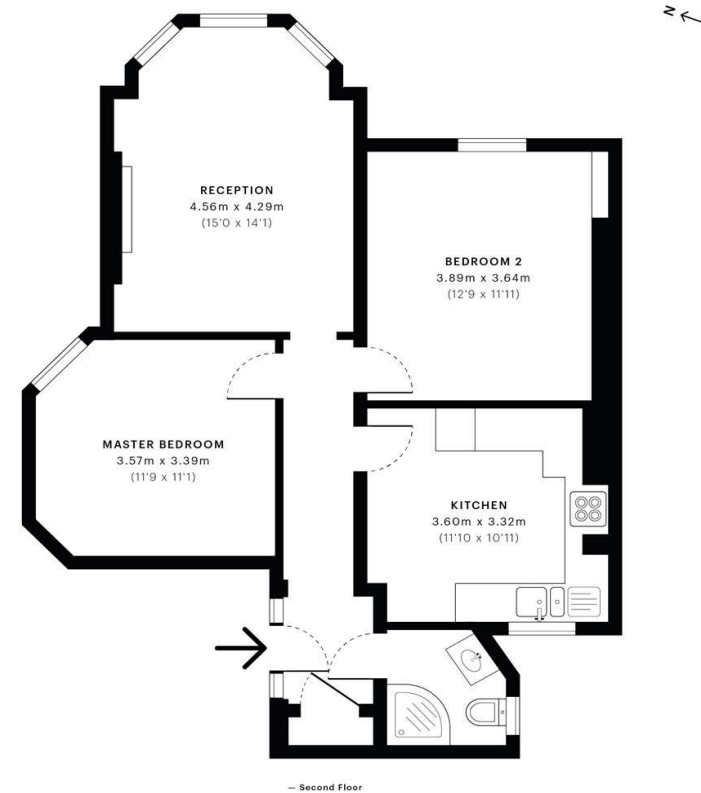


Johnson Mansions, W14

CAPTURE DATE
12/03/2020

LASER SCAN POINTS
26,806,889

GROSS INTERNAL AREA
67.0 Sqm / 721.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are 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
68.0 Sqm / 731.6 Sqft
IPMS 3D RESIDENTIAL
62.8 Sqm / 676.4 Sqft

SPEC ID
5e990430fa5ec60c84284d05





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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.