

Shaws
KENSINGTON



North End Road, West Kensington, London, W14

Guide Price: £625,000

Share of Freehold

North End Road, West Kensington, London, W14



North End Road, W14

CAPTURE DATE 09/11/2020 LASER SCAN POINTS 3,658,163

GROSS INTERNAL AREA

72.02 sqm / 775.22 sqft

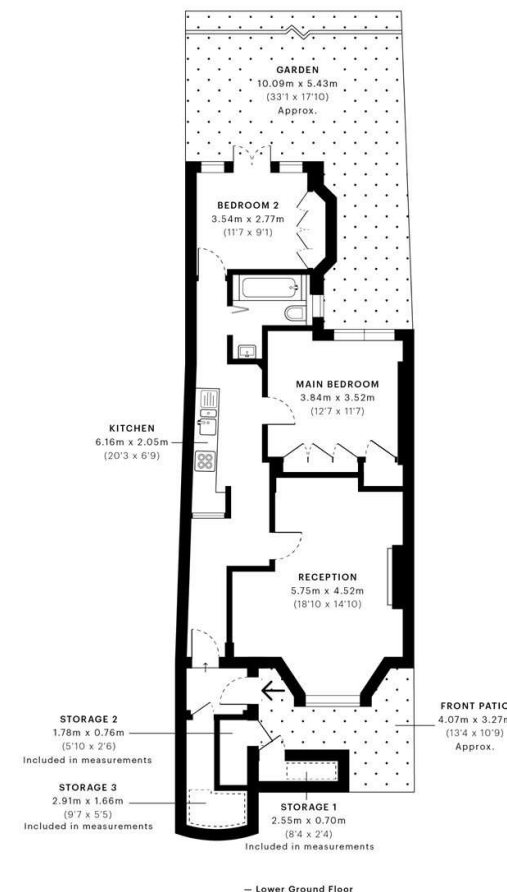
Council Tax Band: D

Service Charge (per annum): £2,649.75

A great opportunity to acquire this spacious two double bedroom garden flat. The property benefits from a large vault area for storage, a good size living room with feature fireplace, kitchen with integrated appliances and an enclosed walled garden.

Situated on North End Road, this property could not be better located for transport links from West Kensington or West Brompton stations, and benefits from being within a short walk from supermarkets and a variety of local amenities.

- Share of Freehold
- Two Double Bedrooms
- Garden
- Vault Storage
- Light & Bright Feel throughout



GROSS INTERNAL AREA (GIA)
The footprint of the property
72.02 sqm / 775.22 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes wall-thickness, restricted head height
67.44 sqm / 725.92 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
2.79 sqm / 30.03 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 71.79 sqm / 772.74 sqft
IPMS 3C RESIDENTIAL 67.82 sqm / 730.01 sqft

SPIC ID: 5fa3eb4f5d959f0dc31abab3





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		63
D		
(39-54)	52	
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Shaws Kensington - Shaws Kensington

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.