



**Melbourne Mansions, Queens Club Gardens, West Kensington, London, W14**

**Guide Price: £515,000**

*Leasehold*

# Melbourne Mansions, Queens Club Gardens, West Kensington, London, W14

**Service Charge (per annum): £2,904.00**

**Ground rent (per annum): £40.00**

**Council Tax Band: D**

This charming flat is located to the corner of the red brick building and this allows the flat to have good light throughout which certainly benefits the living room, good size eat-in kitchen with a range of units and appliances, bathroom and bedroom. The residents of Queen's Club Gardens have access to the beautiful communal gardens and tennis courts.

Queens Club Gardens is located behind the famous tennis club and encompasses a series of red brick period mansions, surrounding the communal gardens. It is conveniently located for the transport links of West Kensington (District Line) and Barons Court (District and Piccadilly lines), as well as the overground at West Brompton, and the many bus links the area has to Central London. Motorists also benefit from access to the A4 providing links to the West and into Central London.

- Membership of Freehold
- Unique One-Bedroom Flat
- Second Floor
- Bright & Airy Feel
- Communal Gardens
- Communal Tennis Court

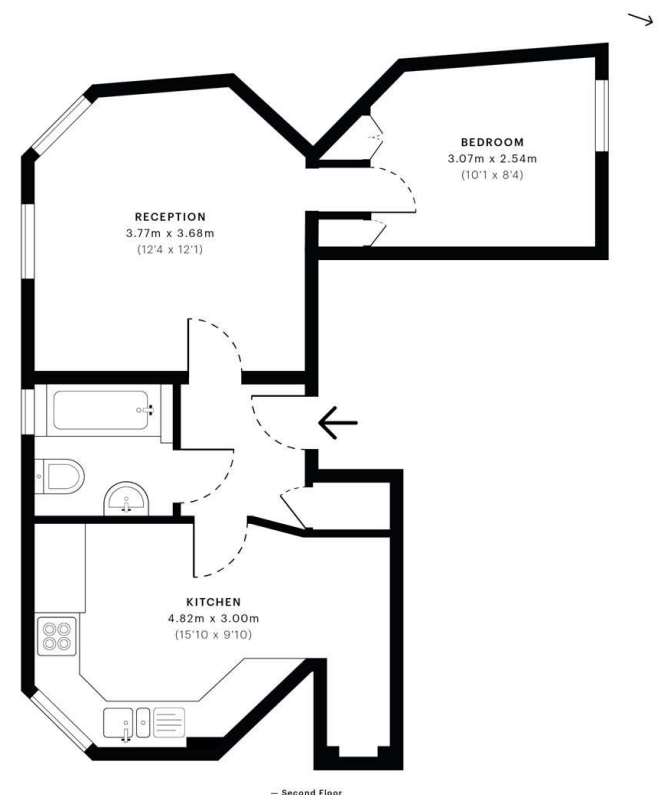


Melbourne Mansions, W14

CAPTURE DATE: 06/11/2020 LASER SCAN POINTS: 15,694,211

GROSS INTERNAL AREA

43.14 sqm / 464.36 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
43.14 sqm / 464.36 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and internal features  
Includes washrooms, restricted head height  
40.54 sqm / 436.37 sqft

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

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
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.

WMS 18 RESIDENTIAL 43.34 sqm / 466.51 sqft  
WMS 30 RESIDENTIAL 40.80 sqm / 439.17 sqft

SPIC ID: 5f9aadcd5d5c4c20daa963ef3





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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

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.