



**Vereker Road, Barons Court, Fulham & Hammersmith, London, W14**

**Guide Price: £575,000**

*Leasehold*

# Vereker Road, Barons Court, Fulham & Hammersmith, London, W14

**Leasehold: 93 years remaining**

**Council Tax Band: C**

**Service Charge (per annum): £1,200.00 Building insurance included**

**Ground rent (per annum): £10.00**

A wonderfully presented light and bright, two double bedrooms flat with situated within a modern block on Vereker Road in the heart of Barons Court. The property spans 815 sqft and offers two excellent double bedrooms with electric blinds fitted, a modern bathroom and incredibly spacious open plan kitchen with Siemens appliances, pop up sockets and fitted wine cooler. Karndean luxury flooring can be found throughout along with an abundance of storage and amongst other things, a heated airing cupboard.

Vereker Road is close to Barons Court & West Kensington underground stations and is within a mile of the extensive amenities on Kensington High Street or Fulham Broadway. The world-famous Queen's Club is also a very short distance away and several supermarkets (Waitrose, Tesco, Sainsbury's) as well as cafes, pubs and restaurants are around the corner.

- Leasehold
- Two-Double Bedrooms
- Third Floor Flat
- Luxury Fittings Throughout
- Modern Kitchen & Bathroom
- Beautiful Tree-lined Road

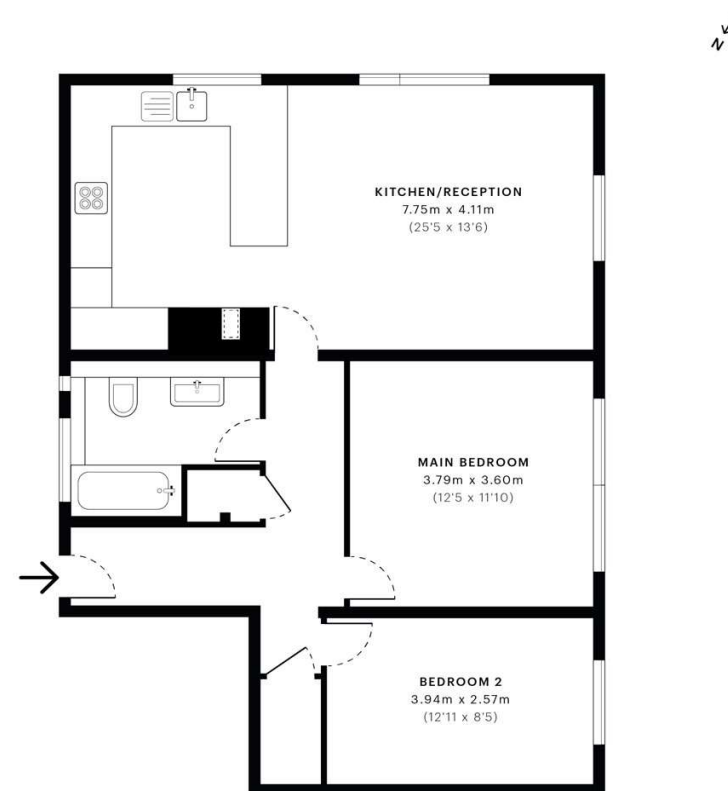


Vereker Road, W14

CAPTURE DATE 27/01/2021 LASER SCAN POINTS 1,705,693

GROSS INTERNAL AREA

75.77 sqm / 815.58 sqft



— Third Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
75.77 sqm / 815.58 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features.  
Includes washrooms, restricted head height  
71.45 sqm / 769.08 sqft

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

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.11 sqm / 1.18 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 77.04 sqm / 829.25 sqft  
IPMS 3C RESIDENTIAL 72.73 sqm / 782.86 sqft

SPIC ID: 600b02eb5ad5320dca5810c4





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>	80	83
(55-68) <b>D</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

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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.