



**North End Road, West Kensington, London, W14**

**Asking Price: £575,000**

*Leasehold*

# North End Road, West Kensington, London, W14

**Leasehold: 104 years remaining**  
**Council Tax Band: D**  
**Service Charge (per annum): £826.83**  
**Ground rent (per annum): £50.00**

Having been maintained to a very high standard is this two-bedroom stylish flat situated over the first and second floor of a lovely building. The flat comprises a light and airy south facing reception room with new windows, two double bedrooms, separate fitted kitchen with range of units and appliances.

The property is situated on North End Road, therefore perfectly located for all the transport, restaurant & shopping facilities on your doorstep. West Kensington tube station is just 1 minute away, as is the A4 in and out of central London. 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
- First & Second Floor Flat
- High Standard Throughout
- South Facing Reception Room
- Excellent Transportation Links

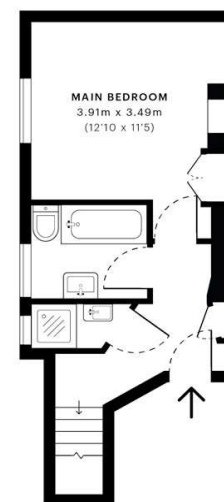


North End Road, W14

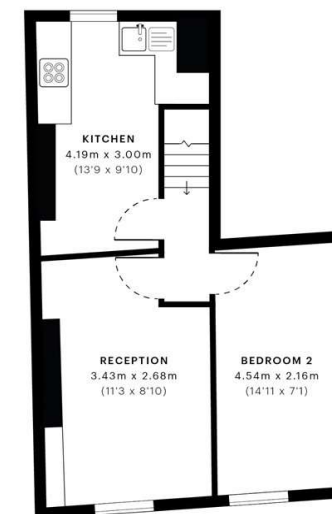
CAPTURE DATE 24/09/2020 LASER SCAN POINTS 61,667,072

GROSS INTERNAL AREA

59.35 sqm / 638.84 sqft



— First Floor



— Second Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
59.35 sqm / 638.84 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
53.69 sqm / 577.91 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: 38-RESIDENTIAL: 55.30 sqm / 606.01 sqft  
WMS: 3C-RESIDENTIAL: 53.82 sqm / 579.31 sqft

spec id: 5f68bd3ecb60ab0dc449e3b2





### 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>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(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.