



QUEEN'S CLUB GARDENS, W14
£775,000 TO BE ADVISED

A well presented three double bedroom flat situated on the lower ground floor of Heber Mansions within the prestigious Queen's Club Gardens.

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DESCRIPTION:

The property covers 860 sq. ft. of immaculate living space with a beautiful reception room offering plenty of room for dining with a built-in banquet seating by the bay window. There is also a separate and well designed modern kitchen with ample storage and work space. All three bedrooms are good size doubles and are served by a contemporary bathroom.

Queens Club Gardens is an impressive collection of red brick mansion blocks with the focal point being the stunning garden square and tennis courts which are enjoyed by the residents throughout the year. There is a porter situated at the East point of the square and there is also ample residents permit parking in the enclave.

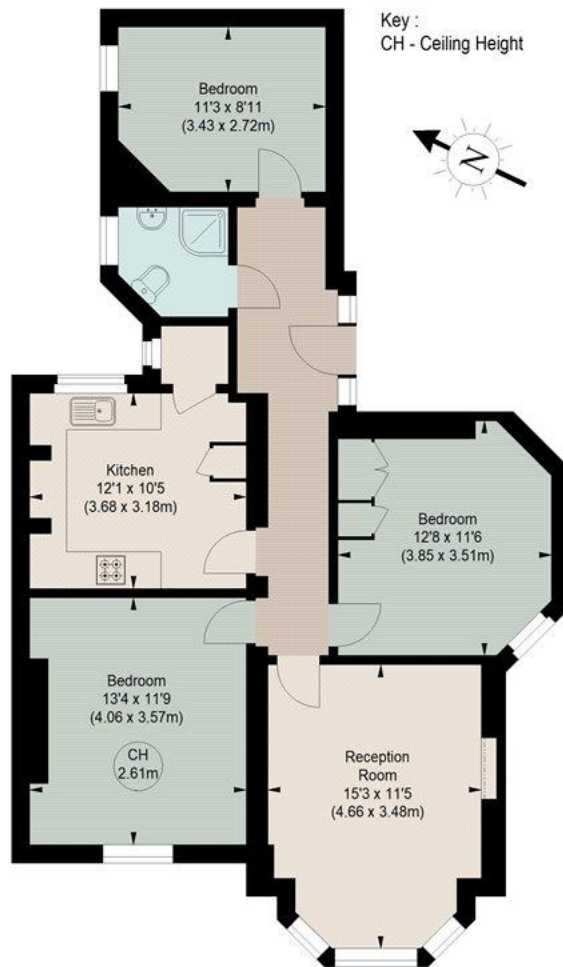
A wide array of local amenities, pubs and restaurants can be found in the area as well as the namesake The Queen's Club, a private sporting club in the heart of West Kensington and the popular Colton Arms pub. Nearby tube stations Barons Court and West Kensington are also within immediate walking distance of the flat



HEBER MANSIONS, SW6

Approximate gross internal area

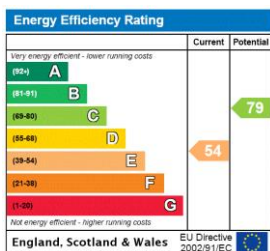
880 sq ft / 81.75 sq m



LOWER GROUND FLOOR

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Share of Freehold

Term: 999 months

Service Charge: £1,495.07 per annum

Ground Rent: £40 Annually (subject to increase)

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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