



QUEEN'S CLUB GARDENS, W14 OFFERS IN EXCESS OF £800,000 SHARE OF FREEHOLD

A superb two-bedroom flat located in arguably the most sought-after mansion block within the prestigious Queen's Club Gardens.

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DESCRIPTION

This well-proportioned flat with no wasted space is situated on the first floor of Dryden Mansions located within the centre of Queens Club Gardens with southerly views over the tennis courts and well-kept gardens. It has been fully refurbished by the current owner to a high-specification, including new heating systems (including underfloor), new kitchen and appliances, new double glazing and well-designed storage installed throughout. The flat has a share of the freehold and has 997 years remaining on the lease.

It comprises a spacious eat-in kitchen, and a beautiful reception room with high ceilings and a bay window to the front, allowing for an abundance of natural light. There are two large double bedrooms with ample built in storage, served by a modern bathroom. Behind the traditional Victorian façade, is a wonderful home that benefits from the use of a 2-acre private communal garden and 2 tennis courts for the residents' exclusive use. There is daytime porterage service and access to a 24-hour emergency porter, as well as an onsite Estate Office with a dedicated manager, staff and gardeners.

Named after the nearby world-famous Queen's Club, Queens Club Gardens is a highly-desirable redbrick west London address conveniently located in Barons Court and just a 15-minute walk from the river. The flat is a short walk away from both Barons Court and West Kensington Underground stations, and West Brompton Overground. In close proximity there are an array of shops, gyms, pubs, and restaurants both on Fulham Palace Road and within Munster Village.

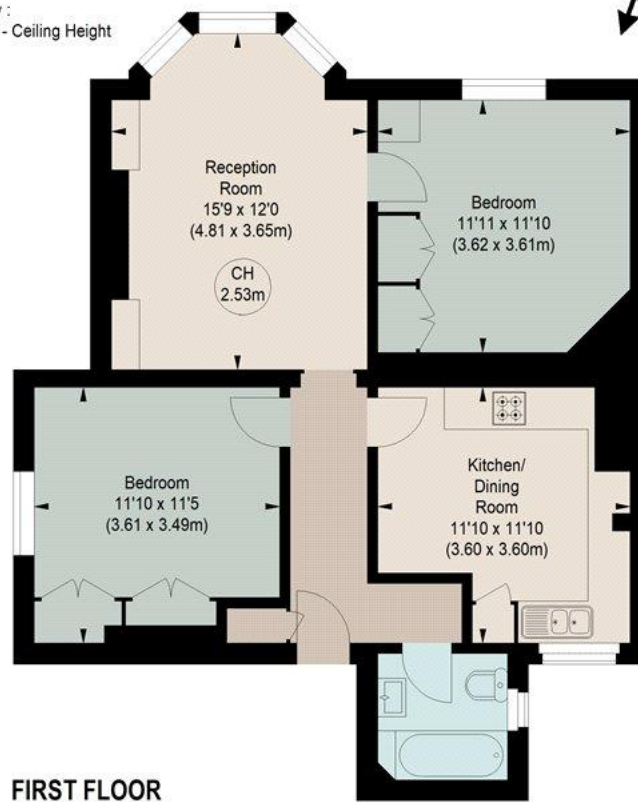




DRYDEN MANSIONS, W14

Approximate gross internal area
720 sq ft / 66.89 sq m

Key:
CH - Ceiling Height



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: 997 years

Service Charge: £4165.40 per annum

Ground Rent: £105 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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