



PERHAM ROAD, W14
£675,000 SHARE OF FREEHOLD

An exceptional two double bedroom, two bathroom garden flat with private garden in the heart of Barons Court/West Kensington on Perham Road.

Fulham & Parsons Green | 020 7731 3388 | fulham@winkworth.co.uk

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DESCRIPTION:

The property has the advantage of a share of freehold and is ideally located under five minutes' walk from both West Kensington and Barons Court tube station. The flat benefits from its own front door and opposite is ample storage in the original vaults. Spanning nearly 800sqf of lateral space the flat comprises an impressive open plan kitchen/reception room perfect for entertaining and two very good size double bedrooms, with one benefitting from built in storage. One bedroom is ensuite with a recently refurbished shower room and the other bedroom is served by a separate modern bathroom. Towards the rear of the property is a well-proportioned patio garden perfect for alfresco dining.

Perham Road is located in the heart of the West Kensington/Barons Court Grid and is perfectly positioned within immediate proximity of West Kensington tube station and the wide array of local amenities and shops found across North End Road. The prestigious Queens Club is a short walk away as well as several well-favoured local pubs. The Piccadilly line can be found at Barons Court linking the property again to central London and Heathrow airport.

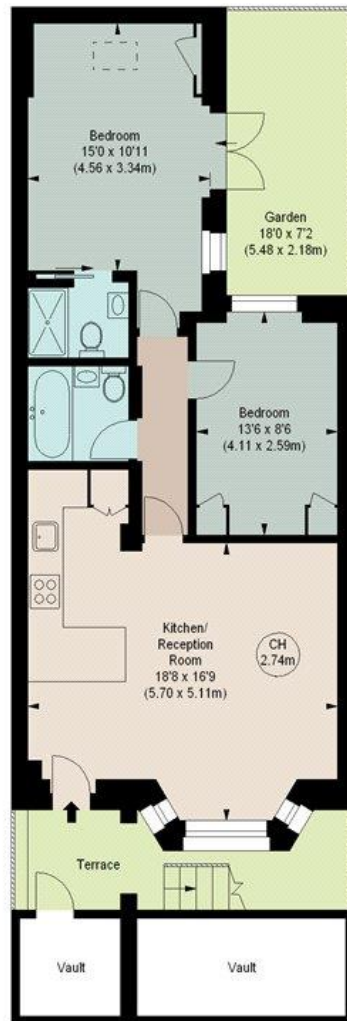




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Approximate gross internal area
730 sq ft / 67.82 sq m

Key :
CH - Ceiling Height



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.
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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

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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