



FAIRHOLME ROAD, W14
£800,000 SHARE OF FREEHOLD

A well-presented, three double bedroom garden flat, spanning an impressive 1,098 sq. ft, of lateral space, located on a quiet residential street in the heart of Barons Court, being sold with a share of the freehold.

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

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DESCRIPTION:

You enter this much loved family home via a generously sized, wide entrance hall which has great space for storage. The reception room is spacious enough to provide a dining area as well as a large seating area. There are French doors that lead onto the large, well-maintained, pretty garden which extends to 38ft in width. The property boasts three double bedrooms, one benefitting from a bay window, all with good ceiling height, which are all served by a large family bathroom that has a separate bath and shower. The well-equipped eat-in kitchen which has ample storage with the floor to ceiling units, and a brilliant utility space is found off the kitchen here also.

Fairholme Road is a well-located residential street in the Barons Court area of West London. Just a short walk away you'll find a Gail's bakery and the renowned HG Walter butcher, widely regarded as one of the best in London. The celebrated Queen's Club is nearby, as is The Curtain's Up, a popular gastropub with a theatre downstairs. There are highly regarded schools including Fulham Prep just around the corner, and Latymer, Godolphin & Latymer, and the outstanding West London Free School all within easy reach. Fulham Road nearby has a Waitrose and a vibrant selection of shops and cafés.

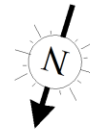




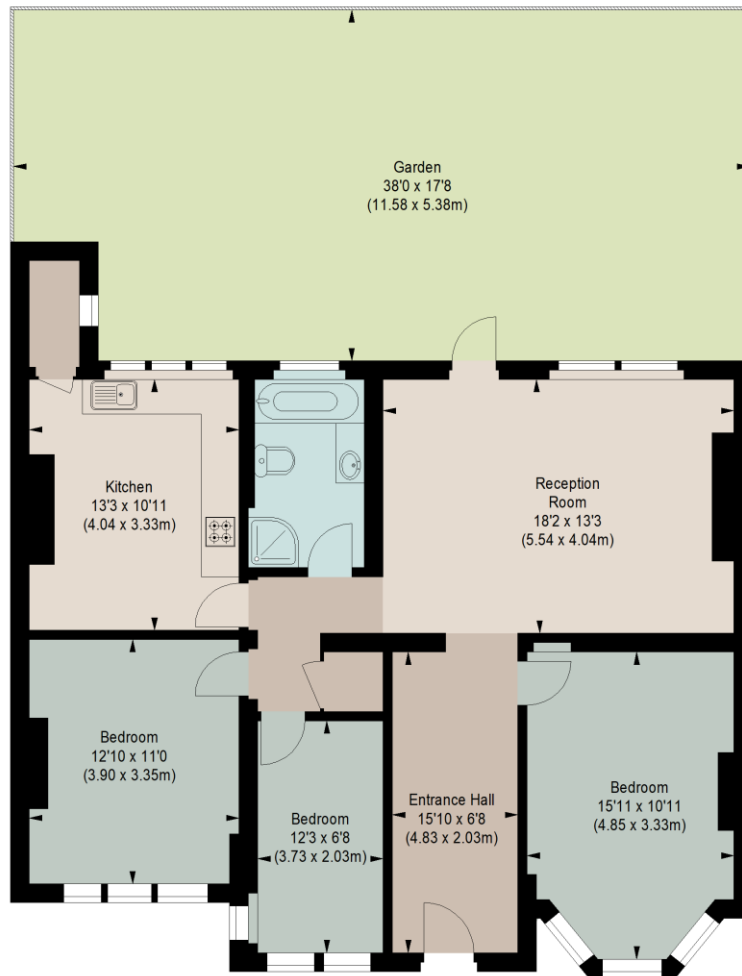
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Approximate gross internal area

1098 sq ft / 102.00 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.

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		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: 989 year and 11 months

Service Charge: £1250 per annum

Ground Rent: £ 0 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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