



FAIRHOLME ROAD, W14

**£600,000 SHARE OF FREEHOLD**

**A superb two bedroom, two bathroom flat with a private garden, arranged across the lower ground floor of this attractive period conversion on Fairholme Road.**

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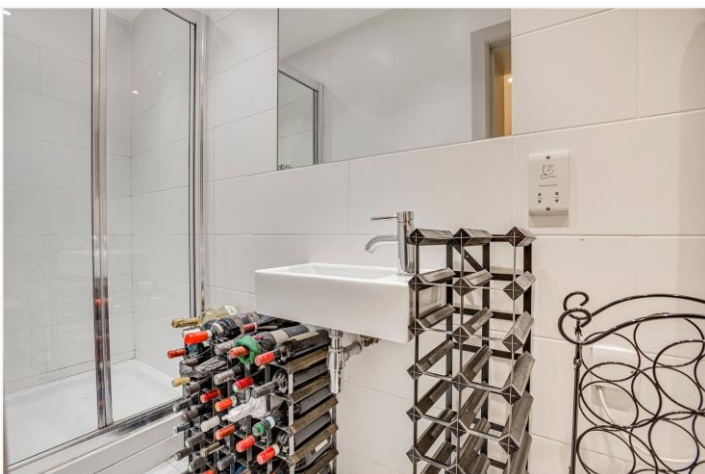


## DESCRIPTION:

The property is accessed via its own private entrance, leading into a generously sized reception and dining room. This bright and versatile living space flows naturally into the semi-open plan kitchen, fitted with modern units and offering ample storage and worktop space.

To the rear of the flat lies the principal bedroom, a good-sized double with direct access onto the private garden and an en-suite shower room. A second double bedroom is positioned centrally within the property and features fitted storage and a view over the private garden. A contemporary bathroom is conveniently placed adjacent to the second bedroom.

Fairholme Road is a well-located residential street in the Barons Court area of West London, just a short walk from Gail's bakery, the renowned HG Walter butcher – widely regarded as one of the best in London – and the newly opened Neal's Yard Dairy. The celebrated Queen's Club and The Curtain's Up, a popular gastropub with a theatre downstairs, are also close by, while Fulham Road offers Waitrose alongside a lively mix of shops and cafés. Families benefit from excellent nearby schools including Fulham Prep, Latymer, Godolphin & Latymer, and the outstanding West London Free School. Both West Kensington and Barons Court stations are within easy reach, providing direct access to the West End, the City and Heathrow on the Piccadilly and District lines.





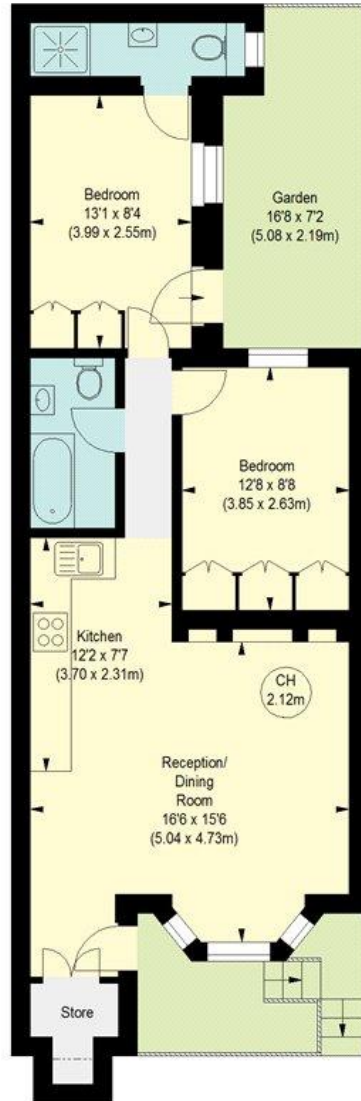




## FAIRHOLME ROAD, W14

Approximate gross internal area  
667 sq ft / 61.96 sq m

Key :  
CH - Ceiling Height



### LOWER GROUND FLOOR

This floor plan is a representation for guidance purposes only, not for valuation.  
Any figure is approximate and must not be relied on as a statement of fact.  
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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	72 C	78 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:** £2183.2 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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