

77 Goldhawk Road, Shepherd's Bush, London W12 8EH

**Kerr**&co



## Fairholme Road, London W14

**A rare opportunity to improve and refurbish, this spacious flat in the heart of West Kensington. The accommodation is arranged over the first floor of this grand Victorian building and currently provides a bright reception room, two bedrooms and a kitchen with access to a balcony.**

Fairholme Road is located in the (Grid) the Heart of West Kensington and has been Designated a conservation area in recognition of the importance of the historic and architectural heritage of the properties which include the world famous Queens Tennis club. The property is ideally situated between West Kensington underground station (District Line) & Barons Court underground station (District & Piccadilly Line) which provides access to a vast array of local shops, bars and restaurants.

**Asking Price: £475,000 Leasehold**

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## **Fairholme Road, London W14**

A two bedroom flat set on the first floor of this spectacular Victorian building. Opportunity to refurbish to a buyer needs and tastes.

Two Bedrooms.

Large reception room.

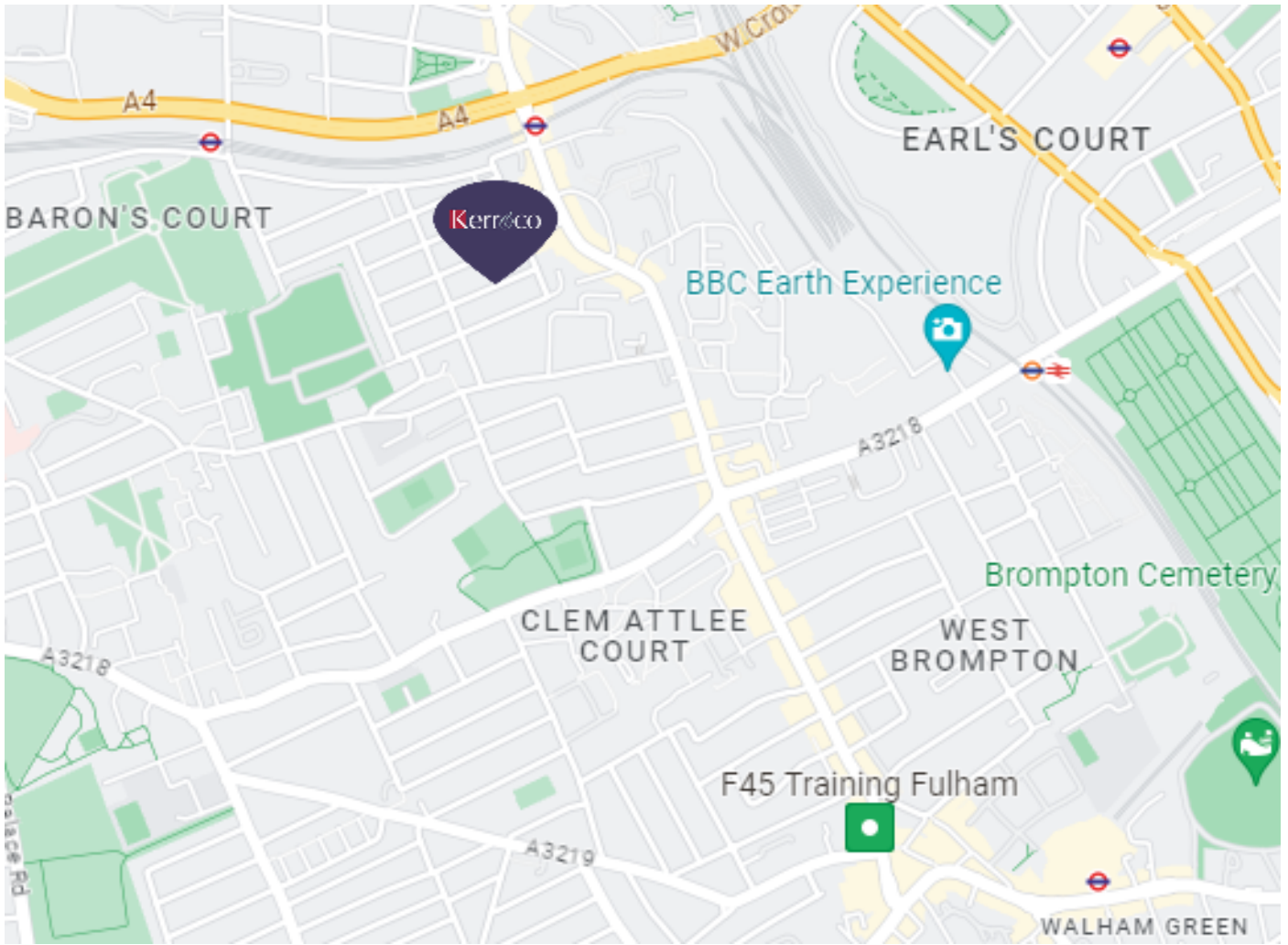
Kitchen.

Bathroom.

Well located for ease of access to the underground station located at Barons Court and West Kensington.

For sale with no onward chain.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Fairholme Road, London W14 9JX

First Floor Flat

Approximate gross internal floor area: **514 Sq. Ft. (47.8 Sq. M.)**

Asking Price: **£475,000**

Tenure: **Leasehold**

Lease length: **999 years from 25.12.1970**

Ground Rent: **Peppercorn**

Service Charge: **A quarter of outgoings**

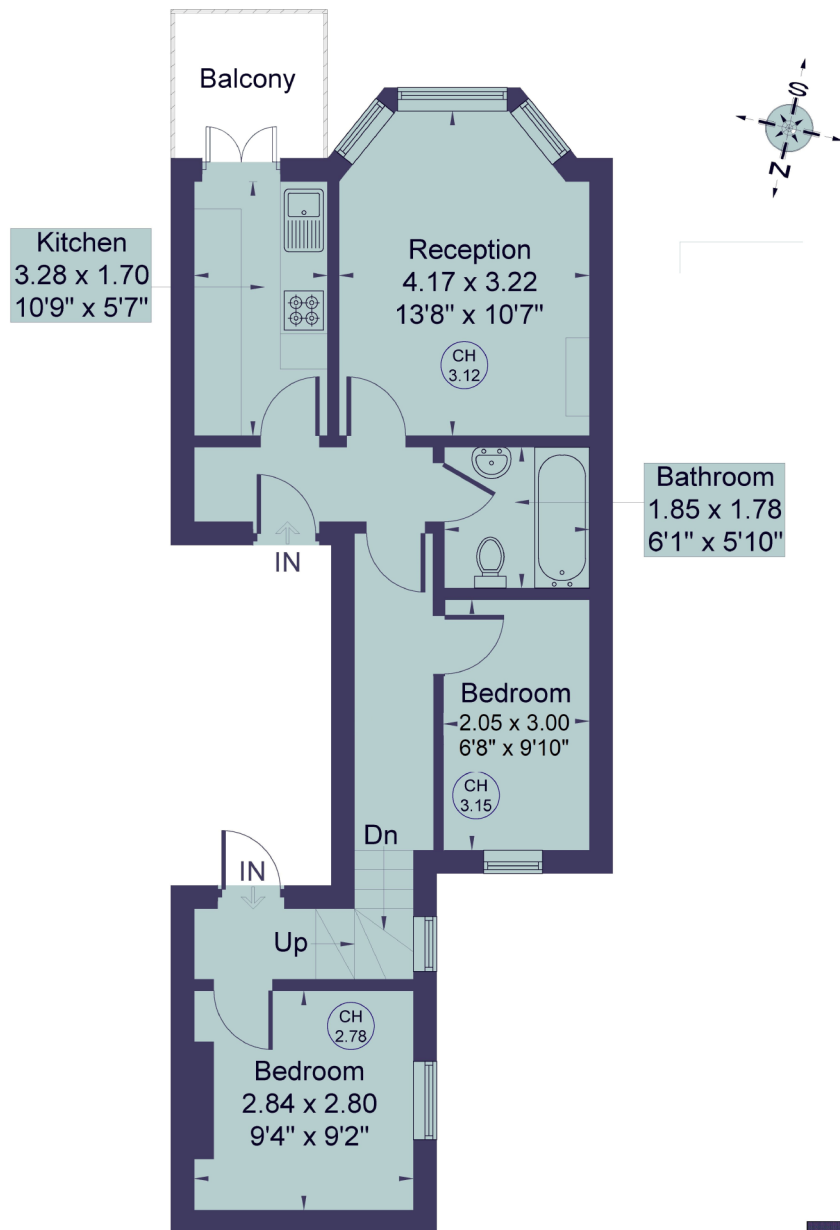
EPC Rating: **C72**

Parking: **Residents Parking Permit**

Council Tax: **Band D**

## Fairholme Road

Approximate Gross Internal Area = 47.8 sq m / 514 sq ft



### First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.

No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance

Plan is for illustration purposes only. not to be used for valuations.

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Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, further checks should be made either through your solicitor/conveyancer. Wiring, plumbing or appliances have not been tested and should not be assumed to be in working order.