

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

**Kerr**&co



## Warwick Mansions, London SW5

**An extremely spacious one-bedroom flat set on the second floor of this sought-after mansion block in the heart of Kensington, offering excellent potential for modernisation and improvement.**

Spanning 891 sq. ft., this bright and airy apartment retains some original period charm and provides ample scope for remodelling. The accommodation includes a generous reception room, an eat-in kitchen, a well-proportioned bedroom, a bathroom with a separate WC, and a private balcony. Ideally located just moments from Earl's Court Station, the property benefits from excellent transport links, as well as easy access to local amenities, shops, and schools.

**Asking price: £650,000 Leasehold**

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## Warwick Mansions SW5 9QR

Balcony

A one bedroom flat set on the second floor of this well cared for residential block.

Offering 891 sq ft.

Bright and spacious rooms.

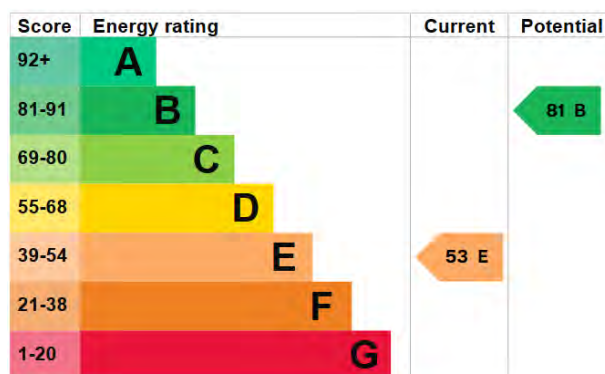
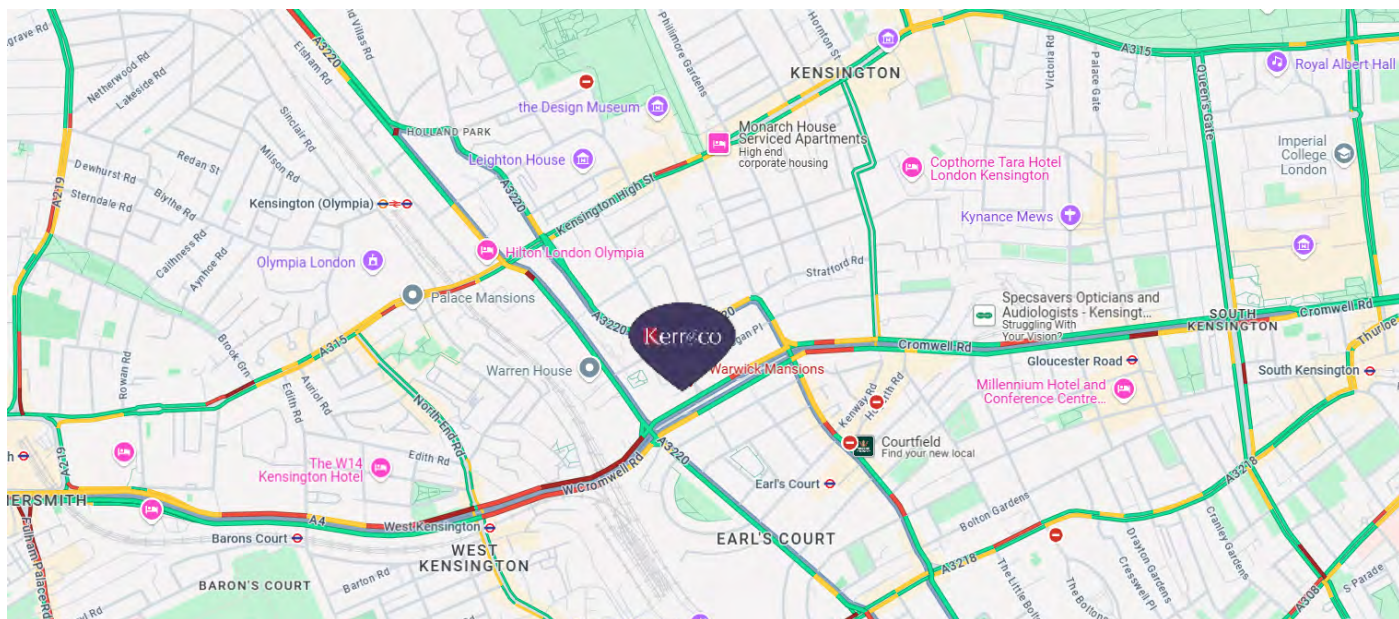
Well located for ease of access to Earls Court tube station and lots of local amenities and other transport links.

Long lease—999 years from 1977

For sale with no onward chain.

In need of improvement.





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.

Tenure: Leasehold with a lease of 999 years from 1977  
 Service Charge and Ground Rent: £6,022.69 per annum and peppercorn ground rent  
 Service charge covers: Maintenance, communal electricity and lighting, repairs, buildings insurance.

Local Authority: London Borough of Kensington and Chelsea  
 Council Tax: Band E (£2,352.11 for current financial year 24/25)  
 Parking: Residents parking permit within Kensington and Chelsea  
 Accessibility: Stairs to second floor entrance  
 Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).  
 Heating: N/A  
 Flood risk: Available on request

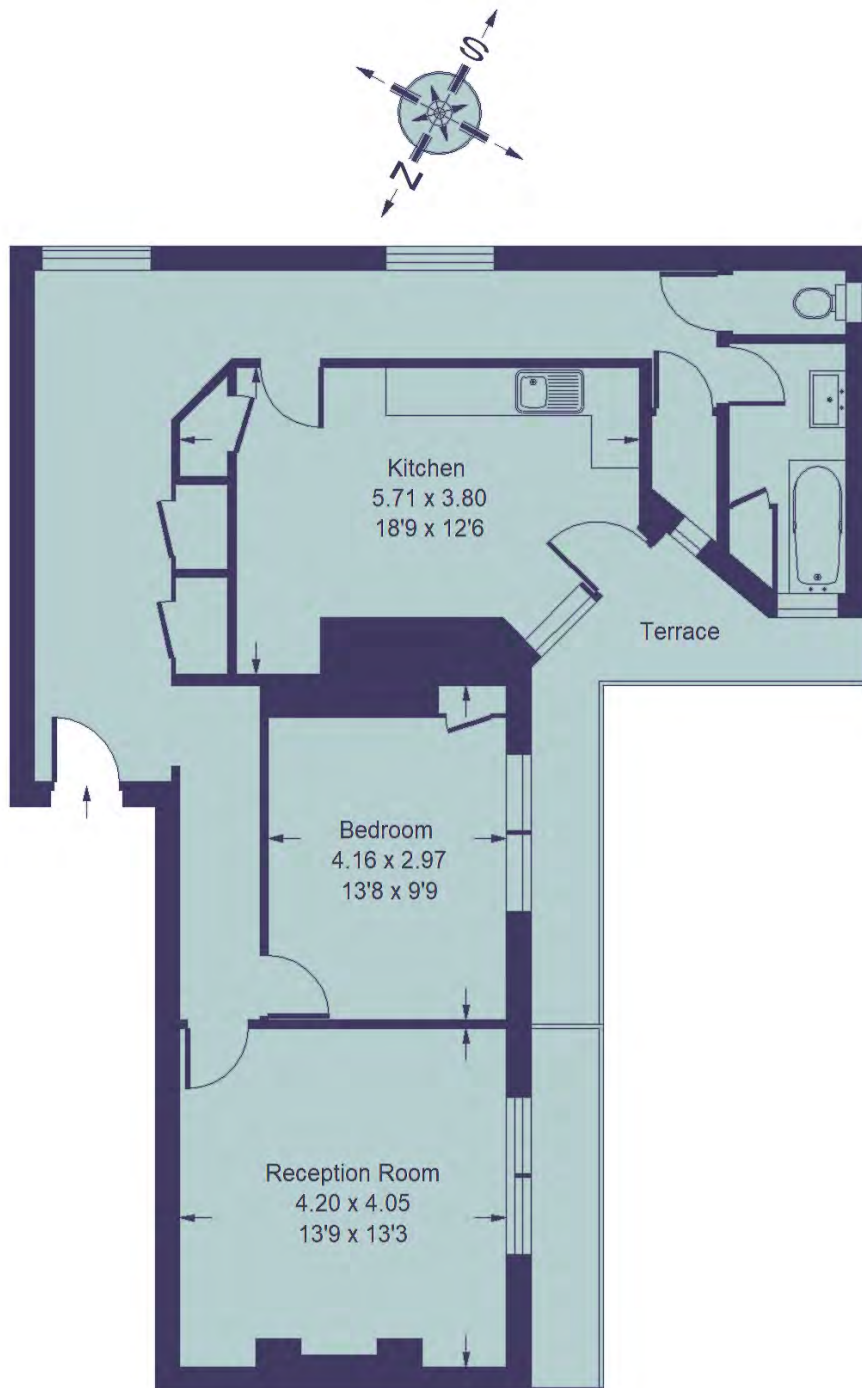


## Warwick Mansions, SW5 9QR

Asking price: **£650,000**

One bedroom second floor flat mansion flat

Approximate gross internal floor area: **891 Sq. Ft. (82.8 Sq. M.)**



**Second Floor**

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1. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements or 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. This plan is for illustrative purposes only, is not to scale and should be used as such by and prospective purchaser.
2. Photos are representative of the property at the time they were taken and nothing contained in the photographs on any marketing material should be construed as included with the property.
3. Whilst these particulars are believed to be correct they are not guaranteed by the vendors or the vendors agents. Any reference to alternations to, or use of, any part of the property does not mean that any planning, building regulations or other consent has been obtained. A buyer should seek independent advice on all aspects of the property.