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MIR: Material Info

The Material Information Affecting this Property

Thursday 26th June 2025



BARONS COURT MANSIONS, GLEDSTANES ROAD, LONDON, W14

Shaws Kensington

49 Palliser Rd W14 9EB 0207 336 9996 Lisa@shawskensington.co.uk www.shawskensington.co.uk





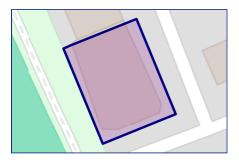




Property **Multiple Title Plans**

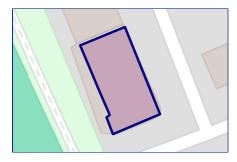


Freehold Title Plan



NGL274319

Leasehold Title Plan



BGL75535

Start Date: 29/04/2010 End Date: 25/12/3008

Lease Term: 999 years from 25 December 2009

984 years Term Remaining:

Property

Overview







Property

Type: Flat / Maisonette

Bedrooms:

0.06 acres Plot Area: **Council Tax:** Band E

Annual Estimate: £1,774 **Title Number:** BGL75535 Tenure: Leasehold Start Date: 29/04/2010

End Date: 25/12/3008

999 years from 25 December 2009 **Lease Term:**

Term 984 years

Remaining:

Local Area

Local Authority: Hammersmith and

fulham

Barons Court

• Rivers & Seas Very low

• Surface Water High

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

258 16

mb/s mb/s

1000

mb/s

Mobile Coverage:

Conservation Area:

Flood Risk:

(based on calls indoors)



















Satellite/Fibre TV Availability:











Planning In Street



Planning records for: Barons Court Mansions Gledstanes Road London W14 9HZ

Reference - Hammersmith/2002/02429/FUL

Decision: Decided

Date: 30th September 2002

Description:

Installation of telecommunications equipment at roof level, comprising: an antenna within a GRP structure designed to resemble a chimney stack (front elevation); an antenna attached to the parapet wall (rear elevation); 2 separate antennae within GRP structures attached to the face of the building (north elevation); 2 antennae within a single GRP structure designed to resemble a chimney stack (south elevation); 3 dish antennae (0.6m diameter), mounted on poles attached to the existing roof top plant room; 6 radio equipment cabinets, arranged in a row on the flat roof; and a meter cabinet at basement level under the front entrance steps of the building.

Reference - 1988/02062/FUL

Decision: Application Refused

Date: 06th October 1988

Description:

Erection of an additional floor at roof level to provide one self-contained three bedroom flat one self-contained two bedroom flat and one self-contained one bedroom flat. Drg. Nos: 82/174/02 dated 29th August 1988.

Planning records for: 1 Barons Court Mansions Gledstanes Road London W14 9HZ

Reference - Hammersmith/2016/05261/FUL

Decision: Decided

Date: 12th December 2016

Description:

Change of use from residential (Class C3) into a bed and breakfast accommodation (Class C1).

Shaws Kensington

About Us





Shaws Kensington

We have invested in the latest innovative software and telephone systems and we are able to contact all of our potential purchasers immediately when a property comes to the market. We pride ourselves on providing prompt feedback to clients and discussing all comments, whether positive or negative in order that, where necessary, we can agree and adjust your specific marketing plan quickly and efficiently in order to maximise the potential of your property.

Our internet coverage is so huge that properties listed with us are reaching hundreds of potential buyers, who visit our carefully selected choice of websites, every minute of every day.

We also maintain a distinctive advertising profile and combining this with our experienced personnel, our large constantly updated database, our for sale boards and our prime office location ensures we explore every opportunity to achieve a sale at the best possible price and within the timescale that suits you.



Lisa | Sales and Lettings Co-Director

Mum of two Lisa has worked in the lettings market since 2005 after moving from her home in Sydney, Australia. Recently Lisa has transitioned into Sales and is now able to offer a unique experience in both disciplines. She has been with Shaws since 2010 and loves her balance of work and family life. She prides herself on being honest, approachable and goes beyond to help.



Shaws Kensington

Testimonials



Testimonial 1



My rental experience with Shaws Kensington has been wonderful! Shout out to Axel, Zlatina and the team for always being responsive and helpful. Their properties are well-curated and the service was satisfactory. Highly recommended.

Testimonial 2



I've been renting out my flat in Barons Court through Shaws for over ten years, and they've been exceptional every step of the way. From seamless tenant management to handling all aspects of property care, the team at Shaws has consistently exceeded my expectations.

Testimonial 3



Can only recommend. We've been renting a property managed by Shaws for over 3 years, and the service has been excellent since Elodie took over. She's very responsive and resolutive. We've been renting in London for about 10 years and this agency has been the best by far. All their contractors are professional and friendly; their general maintenance contractor knows the property very well and is brilliant. So pleased with the service, thanks so much!

Testimonial 4



Brilliant and transparent throughout with the flat purchase. Renelle was highly diligent and attentive to make sure everything went smoothly. A big thanks to Olivia for introducing us to the property in the first place and also to Solomon for showing us around and answering any questions. Very happy overall!



/ShawsEstateAgents



/shaws.kensington/



/KensingtonShaws



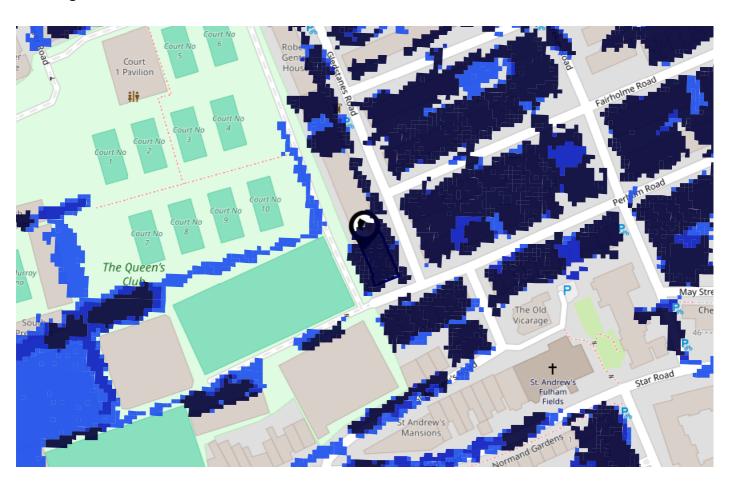
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Surface Water - Flood Risk



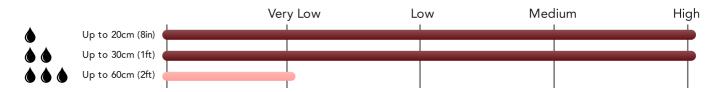
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: High

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.

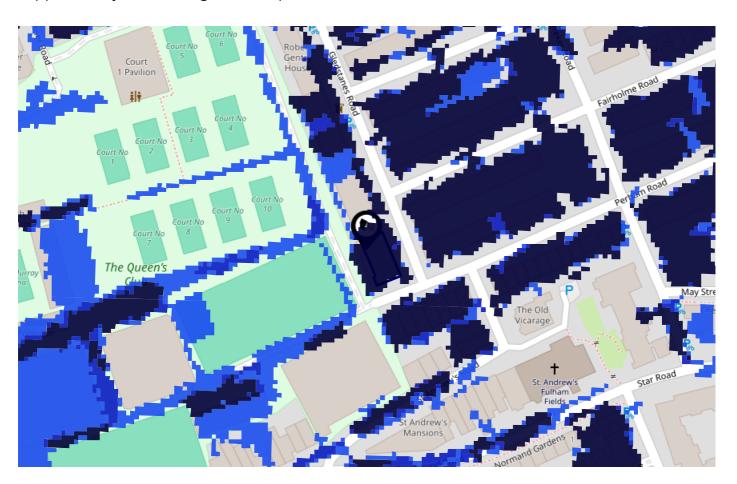




Surface Water - Climate Change



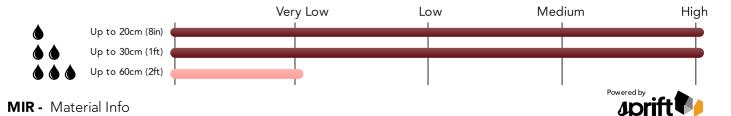
This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: High

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

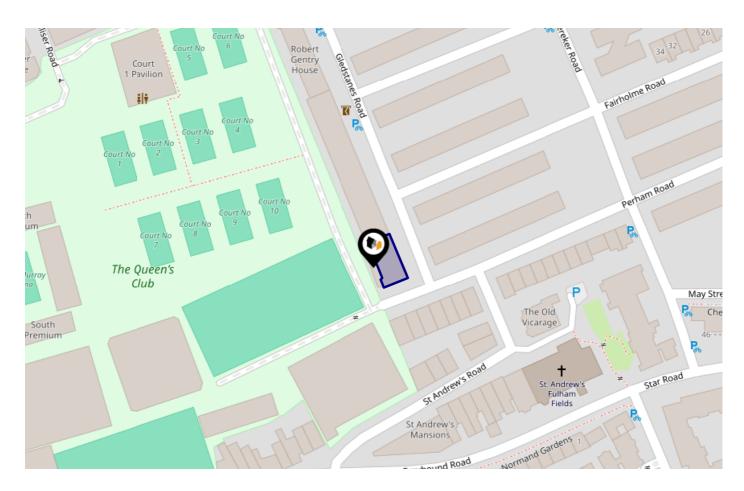
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- Very Low Risk an area in which the risk is below 1 in 1000 (0.1%) in any one year.



Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.

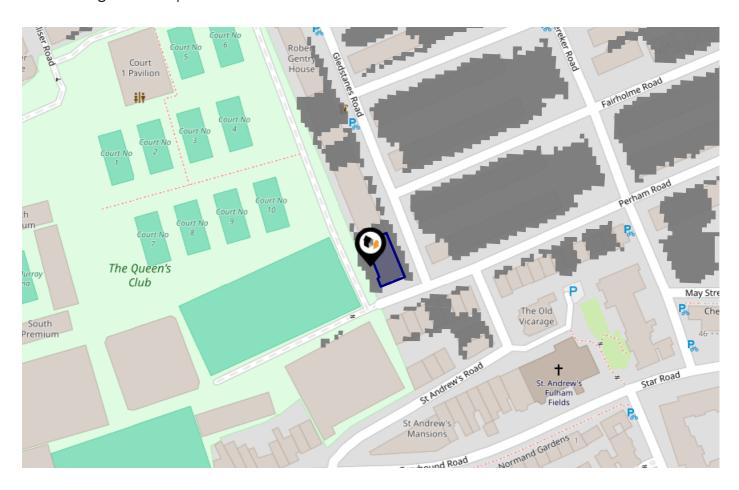




Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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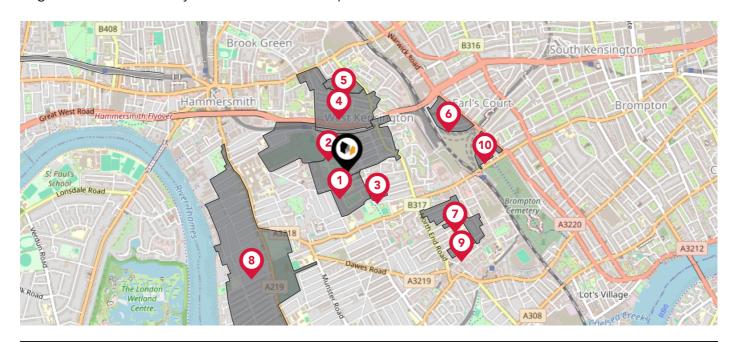


Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Cons	Nearby Conservation Areas		
1	Queen's Club Gardens		
2	Barons Court		
3	Turneville/Chesson		
4	Gunter Estate		
5	Fitzgeorge and Fitzjames		
6	Philbeach		
7	Sedlescombe Road		
8	Crabtree		
9	Walham Grove		
10	Philbeach		

Maps

Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



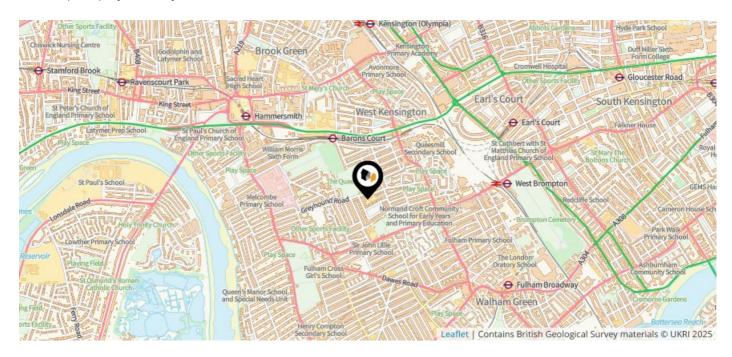
Nearby I	Landfill Sites		
1	Chelsea Creek-Walham Greem, Chelsea, London	Historic Landfill	
2	St John's Metals-Walham Greem, Chelsea, London	Historic Landfill	
3	Townmead Road-Sands End, London SW6	Historic Landfill	
4	Feathers Wharf-Wandsworth, London	Historic Landfill	
5	Corney Road-Chiswick, London W4	Historic Landfill	
6	Staveley Road-Grove Park, Chiswick, Hounslow, London	Historic Landfill	
7	Dukes Meadow-Great Chertsey Road, London	Historic Landfill	
8	Hartington Road Sports Ground-Hartington Road	Historic Landfill	
9	Hartington Road Sports Ground-Hartington Road	Historic Landfill	
10	Ibis Rowing Club-Grove Park, Chiswick, Hounslow, London	Historic Landfill	



Maps Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

× Adit

X Gutter Pit

× Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.



Maps

Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Cour	Nearby Council Wards		
1	West Kensington Ward		
2	Avonmore Ward		
3	Fulham Reach Ward		
4	Lillie Ward		
5	Munster Ward		
6	Earl's Court Ward		
7	Brook Green Ward		
8	Walham Green Ward		
9	Hammersmith Broadway Ward		
10	Abingdon Ward		

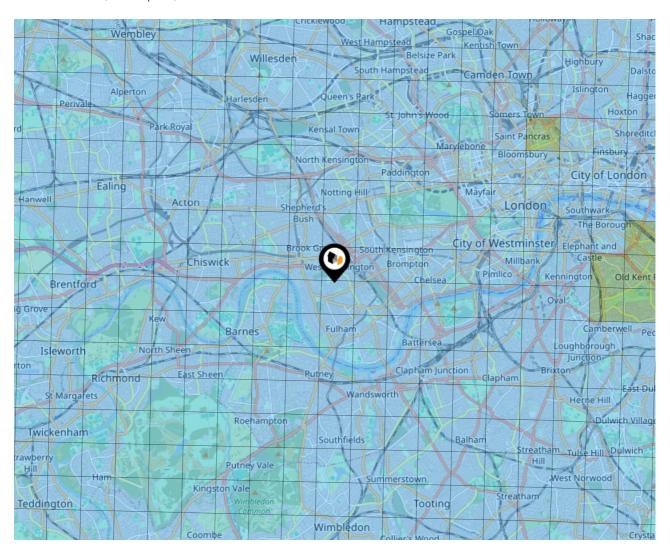
Environment

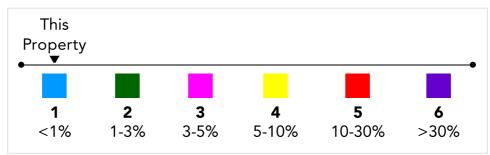
Radon Gas



What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).







Environment

Soils & Clay



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content: NONE Soil Texture: PEATY CLAY

Parent Material Grain: ARGILLIC - Soil Depth: DEEP

ARENACEOUS

Soil Group: HEAVY



Primary Classifications (Most Common Clay Types)

C/M Claystone / Mudstone

FPC,S Floodplain Clay, Sand / Gravel

FC,S Fluvial Clays & Silts

FC,S,G Fluvial Clays, Silts, Sands & Gravel

PM/EC Prequaternary Marine / Estuarine Clay / Silt

QM/EC Quaternary Marine / Estuarine Clay / Silt

RC Residual Clay

RC/LL Residual Clay & Loamy Loess

RC,S River Clay & Silt

RC,FS Riverine Clay & Floodplain Sands and Gravel
RC,FL Riverine Clay & Fluvial Sands and Gravel

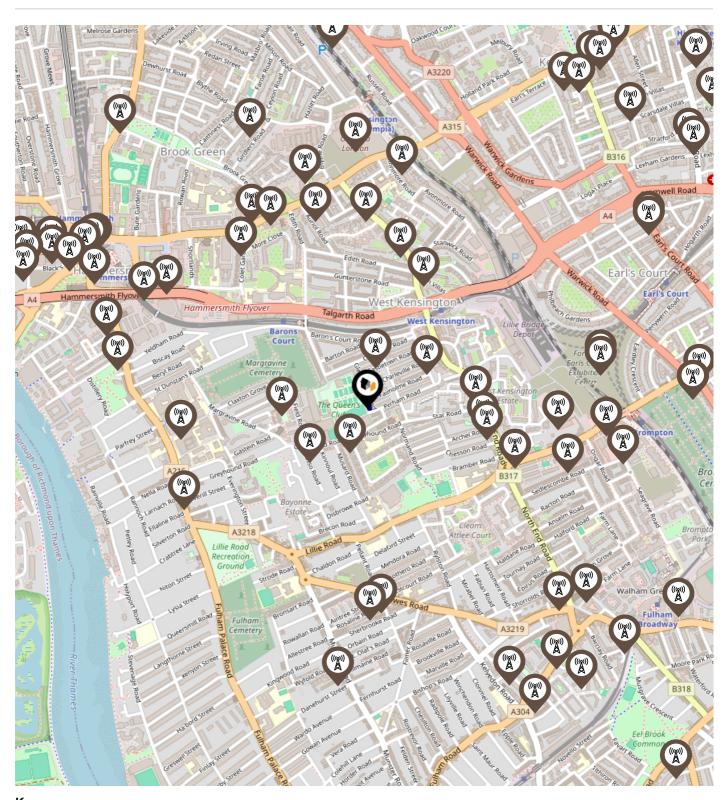
TC Terrace Clay

TC/LL Terrace Clay & Loamy Loess

Local Area

Masts & Pylons





Key:

Power Pylons

Communication Masts

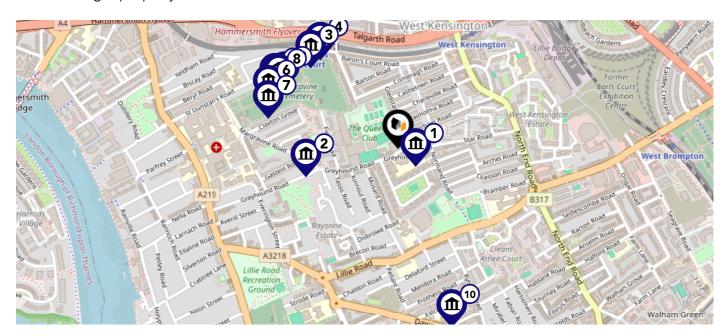


Maps

Listed Buildings



This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed B	uildings in the local district	Grade	Distance
m 1	1393119 - St Andrews Fulham Fields	Grade II	0.1 miles
(m ²)	1358598 - Church Of St Alban	Grade II	0.2 miles
m 3	1358562 - Barons Court Underground Station	Grade II	0.3 miles
(m)	1079780 - 135-149, Talgarth Road W6	Grade II	0.3 miles
m ⁵	1261966 - Street Wall, Railings And Gates To Number 17	Grade II	0.3 miles
6	1437915 - Blake's Munitions War Memorial, Margravine Cemetery	Grade II	0.3 miles
(m)7	1072615 - Tomb Of George Broad Approximately 160 Metres East Of West Gate, Hammersmith Cemetery	Grade II	0.3 miles
(m) (8)	1261962 - 17, St Dunstan's Road W6	Grade II	0.3 miles
(m)9)	1436663 - Reception House, Hammersmith Cemetery	Grade II	0.3 miles
(10)	1192856 - Tombstone To Warrington Taylor In Churchyard Of St Thomas Of Canterbury Church About 50 Feet To South Of Tower	Grade II	0.4 miles



Maps **Green Belt**



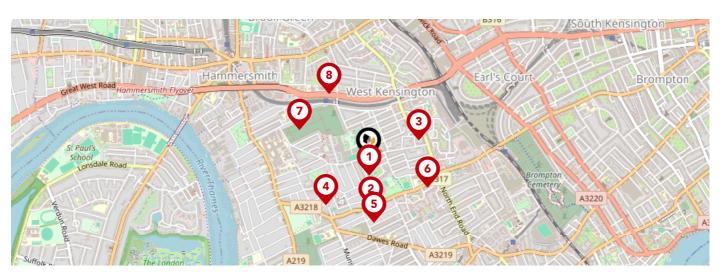
This map displays nearby areas that have been designated as Green Belt...



Nearby Gree	n Belt Land
1	London Green Belt - Ealing
2	London Green Belt - Hounslow
3	London Green Belt - Richmond upon Thames
4	London Green Belt - Spelthorne
5	London Green Belt - Haringey
6	London Green Belt - Barnet
7	London Green Belt - Harrow
8	London Green Belt - Sutton
9	London Green Belt - Kingston upon Thames
10	London Green Belt - Epsom and Ewell

Schools





		Nursery	Primary	Secondary	College	Private
	The Fulham Prep School Ltd			\checkmark		
	Ofsted Rating: Not Rated Pupils: 586 Distance:0.08					
2	St Augustine's RC Primary School					
	Ofsted Rating: Good Pupils:0 Distance:0.22					
<u></u>	The Fulham Boys School					
	Ofsted Rating: Good Pupils: 820 Distance:0.25					
(4)	Bayonne Nursery School					
<u> </u>	Ofsted Rating: Outstanding Pupils: 66 Distance: 0.29					
<u>(5)</u>	Sir John Lillie Primary School		\checkmark			
•	Ofsted Rating: Good Pupils: 224 Distance:0.3					
	Normand Croft Community School for Early Years and Primary					
6	Education		\checkmark			
	Ofsted Rating: Good Pupils: 198 Distance:0.31					
(7)	William Morris Sixth Form			igcirc		
V	Ofsted Rating: Good Pupils: 759 Distance:0.34					
<u></u>	Parayhouse School					
Ÿ	Ofsted Rating: Good Pupils: 48 Distance: 0.35			\checkmark		

Schools





		Nursery	Primary	Secondary	College	Private
9	Ealing, Hammersmith and West London College Ofsted Rating: Requires improvement Pupils:0 Distance:0.35			\checkmark		
10	James Lee Nursery School Ofsted Rating: Outstanding Pupils: 43 Distance: 0.35	V				
11)	St Thomas of Canterbury Catholic Primary School Ofsted Rating: Good Pupils: 112 Distance: 0.42		✓			
12	St John's Walham Green Church of England Primary School Ofsted Rating: Outstanding Pupils: 353 Distance:0.42		✓			
13	Fulham Cross Girls' School and Language College Ofsted Rating: Good Pupils: 525 Distance: 0.46			\checkmark		
14	Melcombe Primary School Ofsted Rating: Good Pupils: 160 Distance: 0.49		\checkmark			
15	Kensington Wade Ofsted Rating: Not Rated Pupils: 99 Distance: 0.49		✓			
16)	St James Preparatory School Ofsted Rating: Not Rated Pupils: 185 Distance: 0.53		✓			

Transport (National)





National Rail Stations

Pin	Name	Distance
•	Kensington (Olympia) Station	0.71 miles
2	Kensington (Olympia) Station	0.74 miles
3	West Brompton Station	0.61 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J1	3.03 miles
2	M4 J2	3.71 miles
3	M1 J1	5.98 miles
4	M1 J2	8.21 miles
5	M1 J4	11.01 miles



Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	10.43 miles
2	Heathrow Airport	10.51 miles
3	Silvertown	11.25 miles
4	Leaves Green	14.99 miles



Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
1	West Kensington	0.22 miles
2	Fulham Pools	0.28 miles
3	Fulham Pools	0.27 miles
4	West Kensington	0.25 miles
5	West Kensington Estate	0.26 miles



Local Connections

Pin	Name	Distance
1	West Kensington	0.26 miles
2	Barons Court	0.25 miles
3	West Brompton Underground Station	0.62 miles



Ferry Terminals

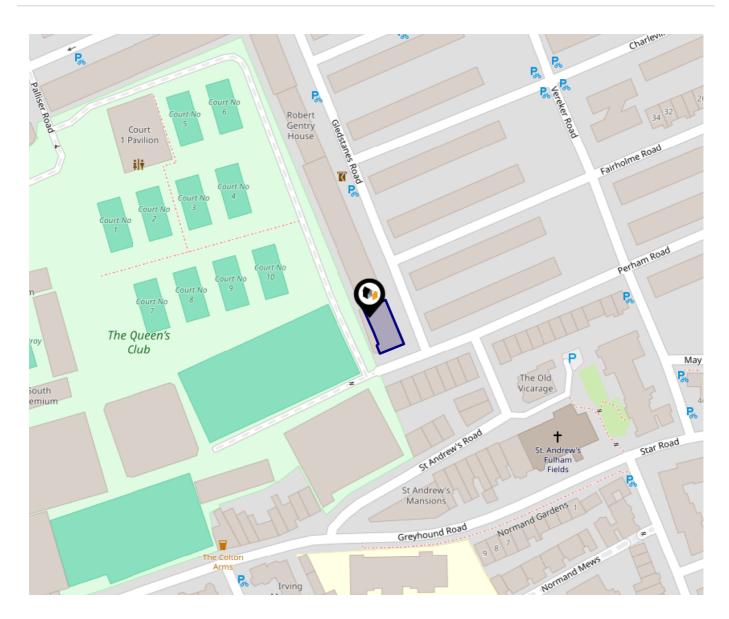
Pin	Name	Distance
1	Putney Pier	1.42 miles
2	Wandsworth Riverside Quarter Pier	1.77 miles
3	Chelsea Harbour Pier	1.6 miles



Local Area

Road Noise





This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB



Shaws Kensington

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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