

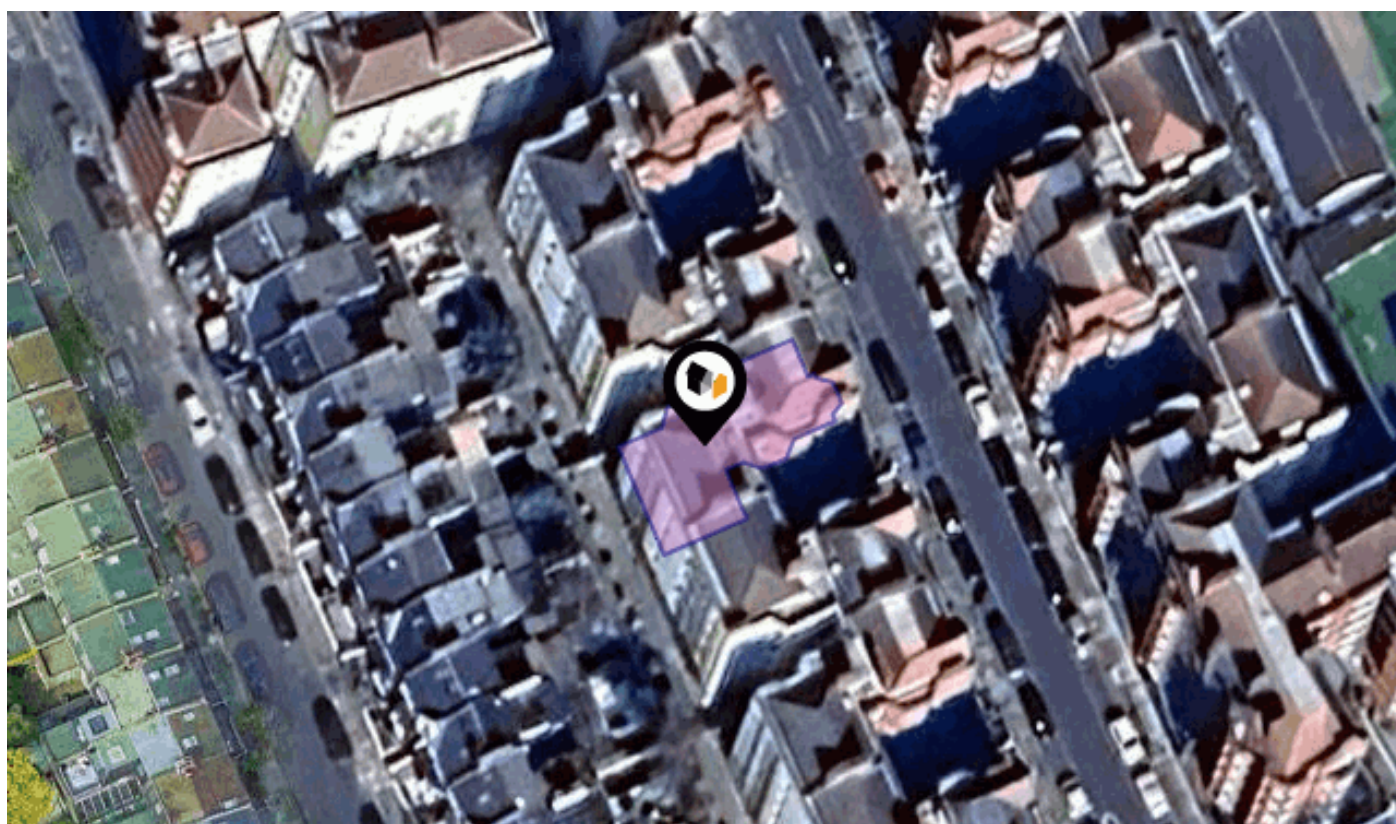


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 09th October 2025



**KENYON MANSIONS, QUEEN'S CLUB GARDENS,
LONDON, W14**

Shaws Kensington

49 Palliser Rd W14 9EB

0207 336 9996

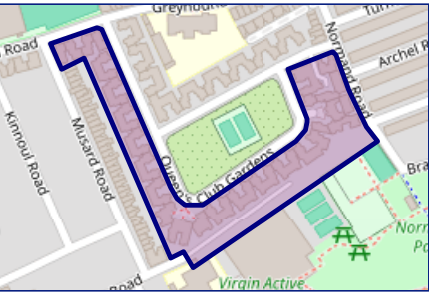
Lisa@shawskensington.co.uk

www.shawskensington.co.uk



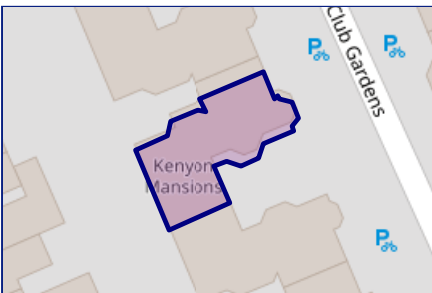
Property Multiple Title Plans

Freehold Title Plan



446240

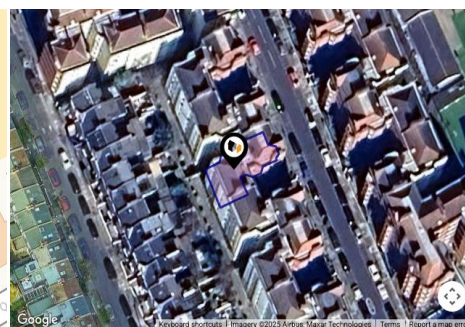
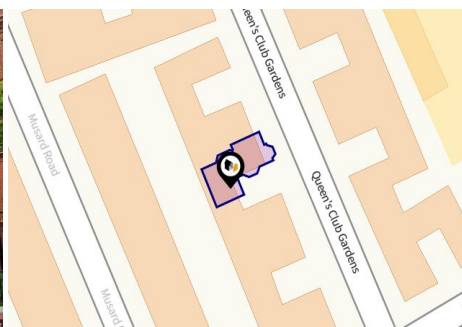
Leasehold Title Plan



BGL177213

Start Date: 06/06/2023
End Date: 24/06/3021
Lease Term: 999 years from 24 June 2022
Term Remaining: 996 years

Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	3
Floor Area:	887 ft ² / 82 m ²
Plot Area:	0.04 acres
Year Built :	Before 1900
Council Tax :	Band F
Annual Estimate:	£2,097
Title Number:	BGL177213

Tenure:	Leasehold
Start Date:	06/06/2023
End Date:	24/06/3021
Lease Term:	999 years from 24 June 2022
Term Remaining:	996 years

Local Area

Local Authority:	Hammersmith and fulham
Conservation Area:	Queen's Club Gardens
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16	80	1000
mb/s	mb/s	mb/s

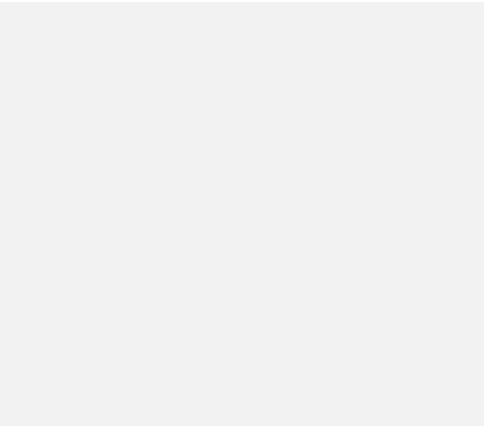
Mobile Coverage: (based on calls indoors)



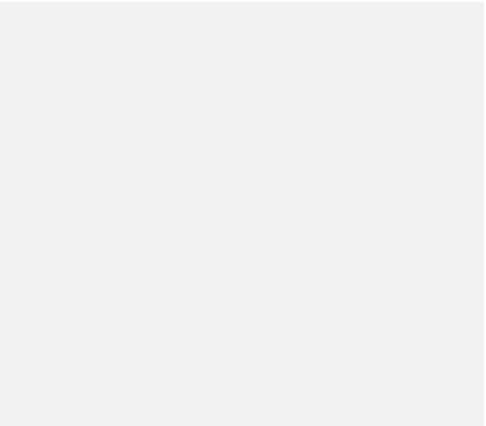
Satellite/Fibre TV Availability:



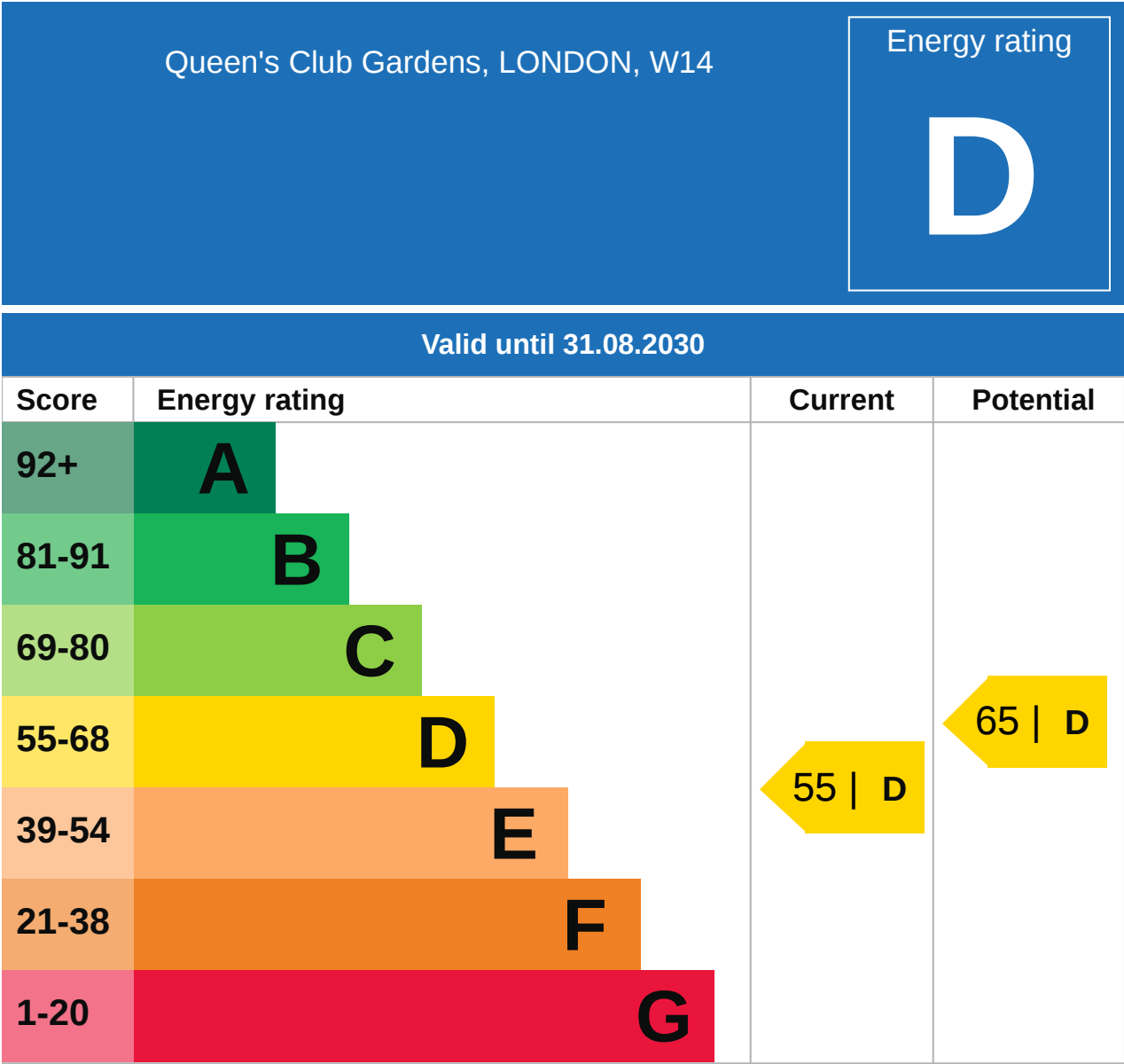




TENANT FEES SCHEDULE	
NEW ASSURED SHORTHOLD TENANCIES (ASTs SIGNED ON OR AFTER 1 JUNE 2009)	
Shaws www.shaws-kensington.co.uk	
Holding Deposit (Tenant's Request)	One week's rent. This is to reserve a property. Please Note: This will be withheld if the relevant person (including any guarantor(s)) withdraws from the tenancy, for a right to rent check, a criminal record check, a credit check or a missing reference, or for to sign their tenancy agreement (and / or Deed of Guarantee) within 21 calendar days (or as the landlord for agreement or tenancy agreed) or earlier.
Security Deposit (Tenant's Request)	Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.
Security Deposit (Self-Insuring, Rent of £15,000 or over per year)	Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.
Unpaid Rent	Interest at 8% above the Bank of England Base Rate from Rent Due Date until paid in order to protect our operational costs. Please Note: This will not be passed on if the rent is more than 14 days in arrears.
Lost Keys or other Security Items(s)	Recharge and labour to the actual cost of replacing any lost key(s) or other security devices. If the loss results in tools needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, notified any other persons requiring the key will be charged to the tenant. If extra costs are incurred then will be a charge of £25 per hour (inc. VAT) for the time taken replacing lost keys or other security items(s).
Variation of Contract (Tenant's Request)	£25 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions in order to be the preparation and execution of new legal documents.
Change of Name (Tenant's Request)	£25 (inc. VAT) per replacement tenancy or new tenancy with revised 14 Rights. To cover the costs associated with taking landlord's instructions, new tenancy agreement and legal notices, stamp registration as well as the preparation and execution of new legal documents.
Early Termination (Tenant's Request)	Should the tenant want to leave their contract early they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy and the last date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.
Please ask a member of staff if you have any questions about our fees.	
CLIENT MONEY PROTECTION www.propertymark.co.uk	INDEPENDENT REDRESS: www.oaps.co.uk



Property
EPC - Certificate



Property

EPC - Additional Data

Additional EPC Data

Property Type:	Top-floor flat
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very poor
Window:	Single glazed
Window Energy:	Very poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 88% of fixed outlets
Lighting Energy:	Very good
Floors:	(another dwelling below)
Secondary Heating:	None
Total Floor Area:	76 m ²



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.

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

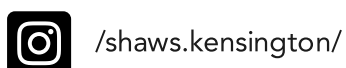


Can only recommend. We've been renting a property managed by Shaws for over 3 years, and the service has been excellent since Elodie took over. She's very responsive and resolute. We've been renting in London for about 10 years and this agency has been the best by far. All their contractors are professional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

Testimonial 4



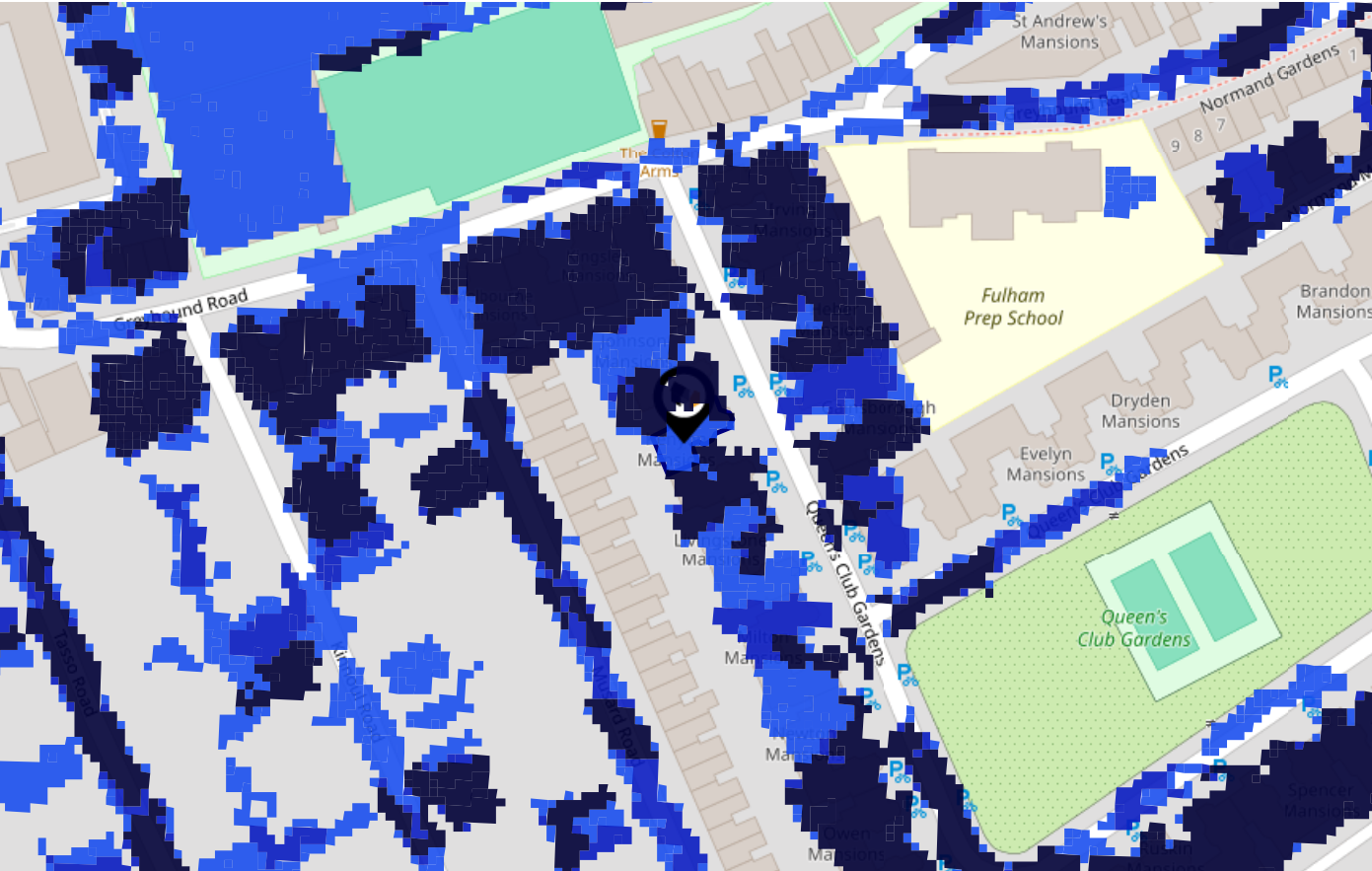
Brilliant and transparent throughout with the flat purchase. Renelle was highly diligent and attentive to make sure everything went smoothly. A big thanks to Olivia for introducing us to the property in the first place and also to Solomon for showing us around and answering any questions. Very happy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



Flood Risk

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: 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.

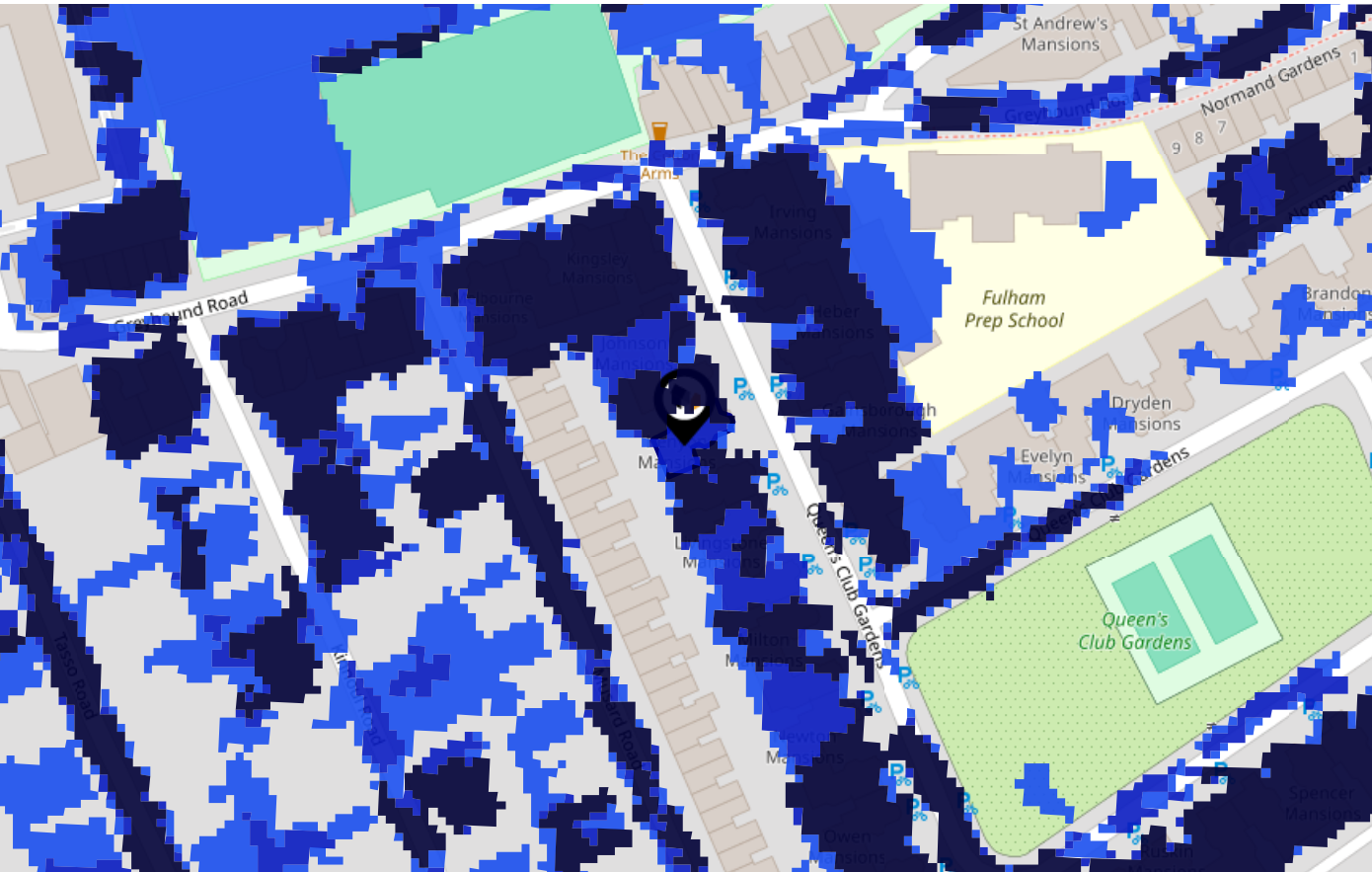
Chance of flooding to the following depths at this property:



Flood Risk

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: Medium

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.

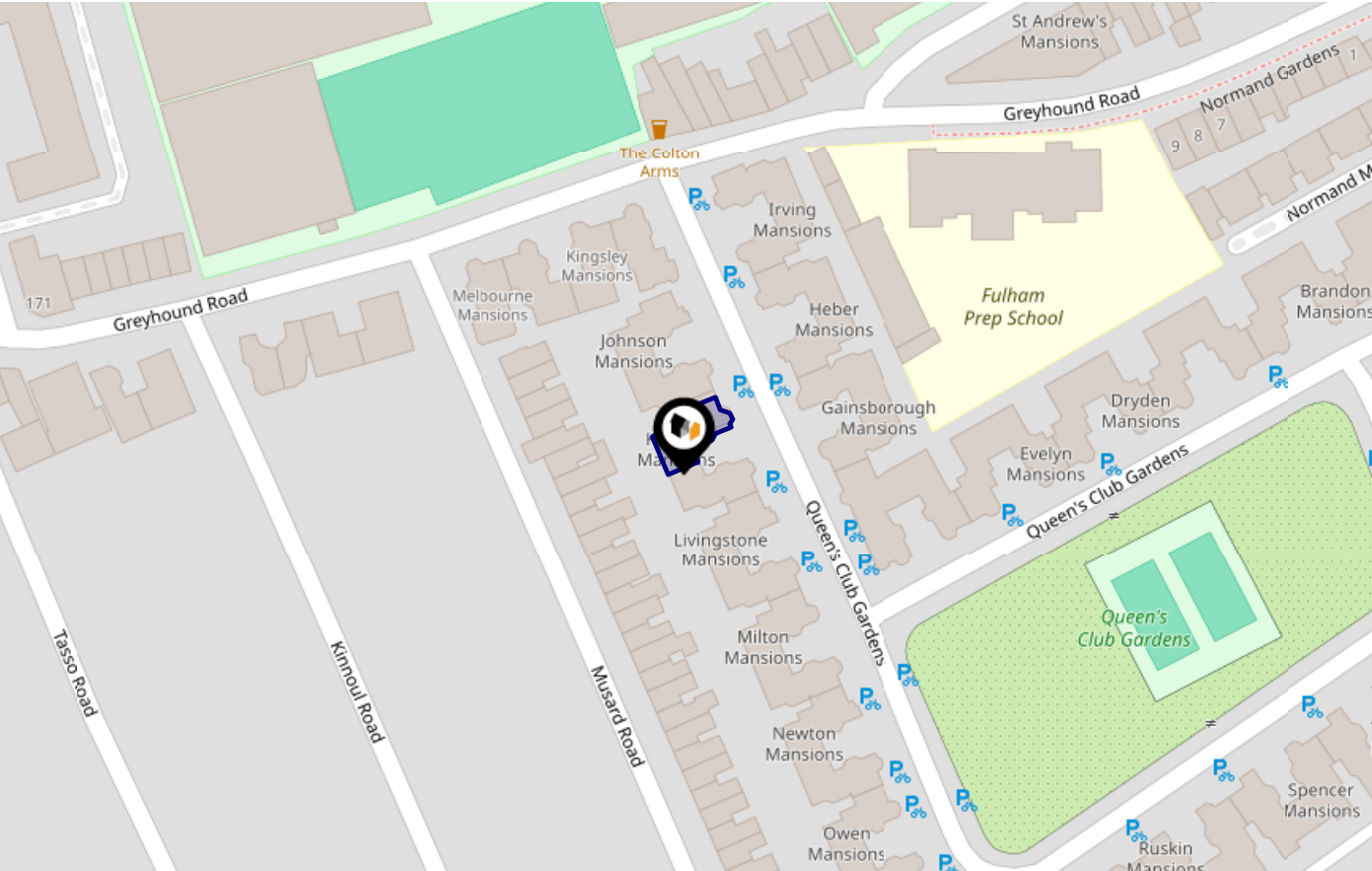
Chance of flooding to the following depths at this property:



Flood Risk

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.

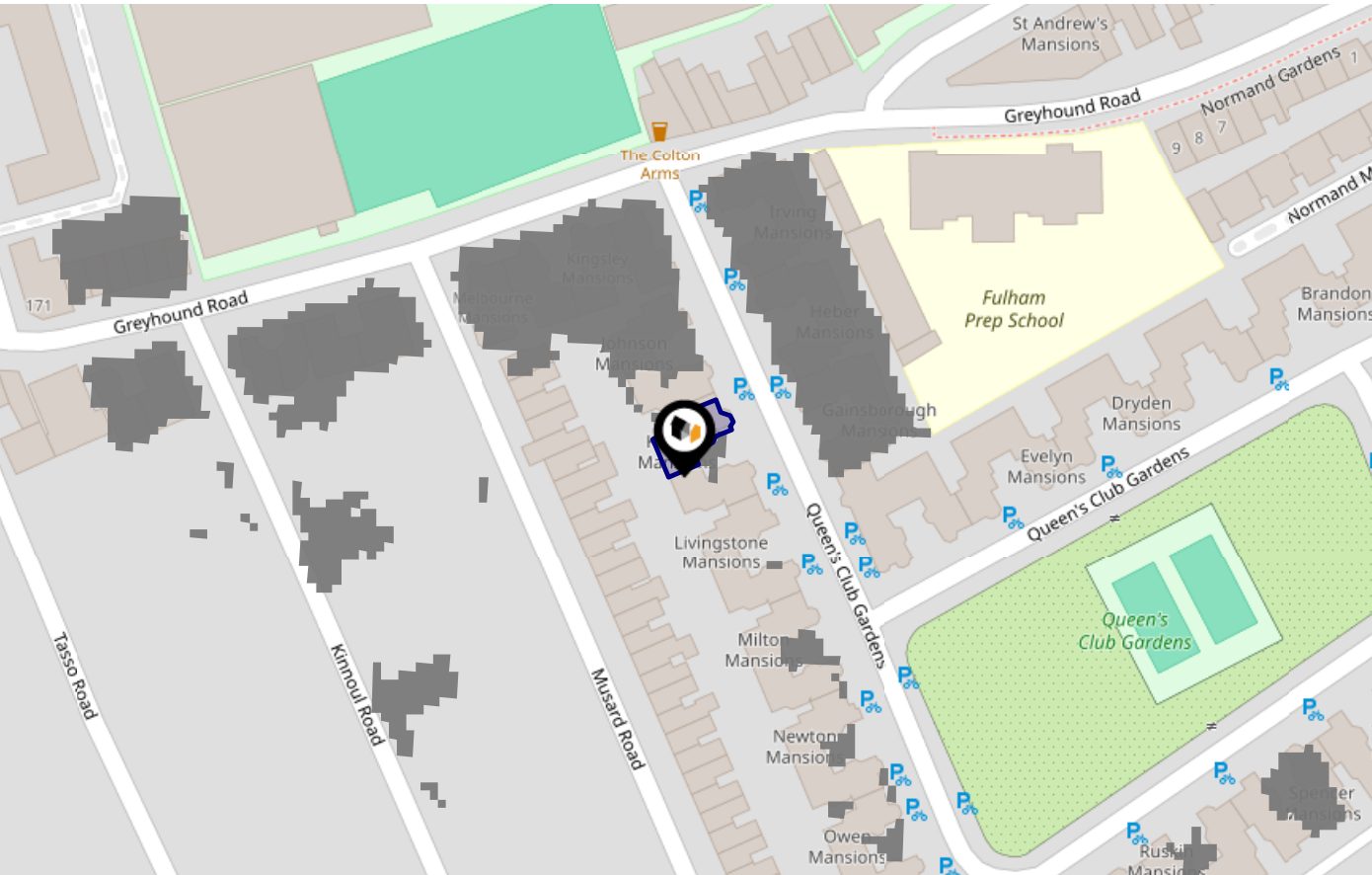
Chance of flooding to the following depths at this property:



Flood Risk

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.
- 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.

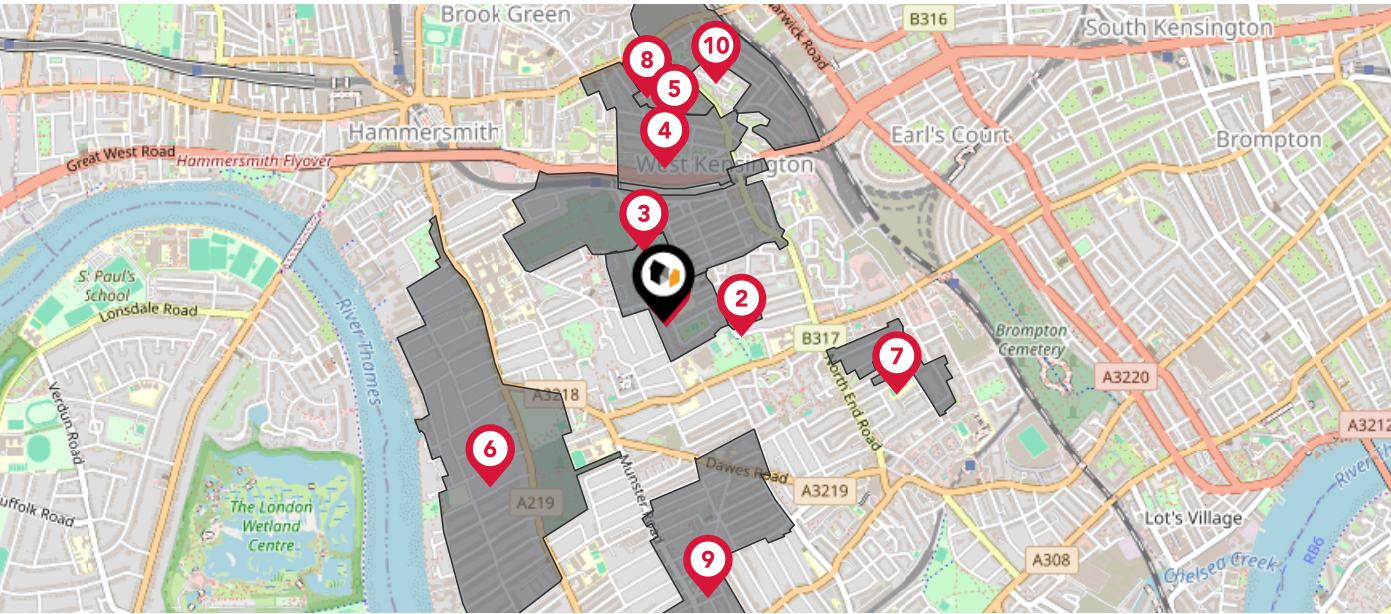
Chance of flooding to the following depths at this property:



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.

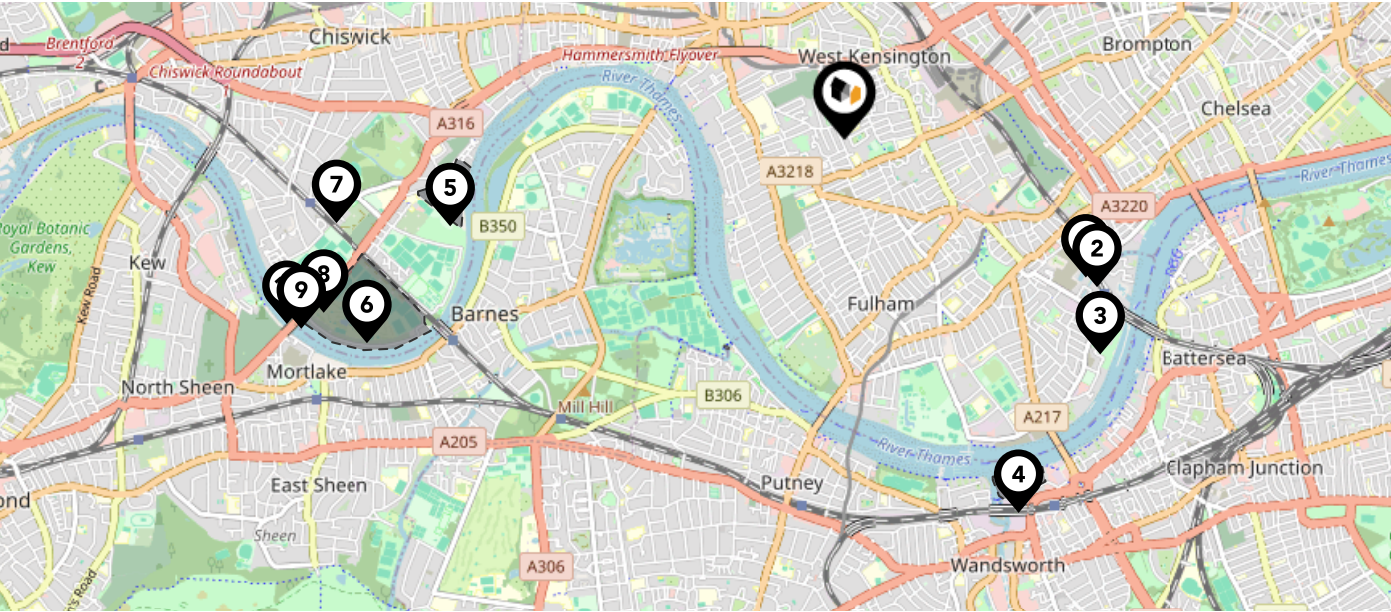


Nearby Conservation Areas	
1	Queen's Club Gardens
2	Turneville/Chesson
3	Barons Court
4	Gunter Estate
5	Fitzgeorge and Fitzjames
6	Crabtree
7	Sedlescombe Road
8	Dorcas Estate
9	Central Fulham
10	Olympia and Avonmore

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.

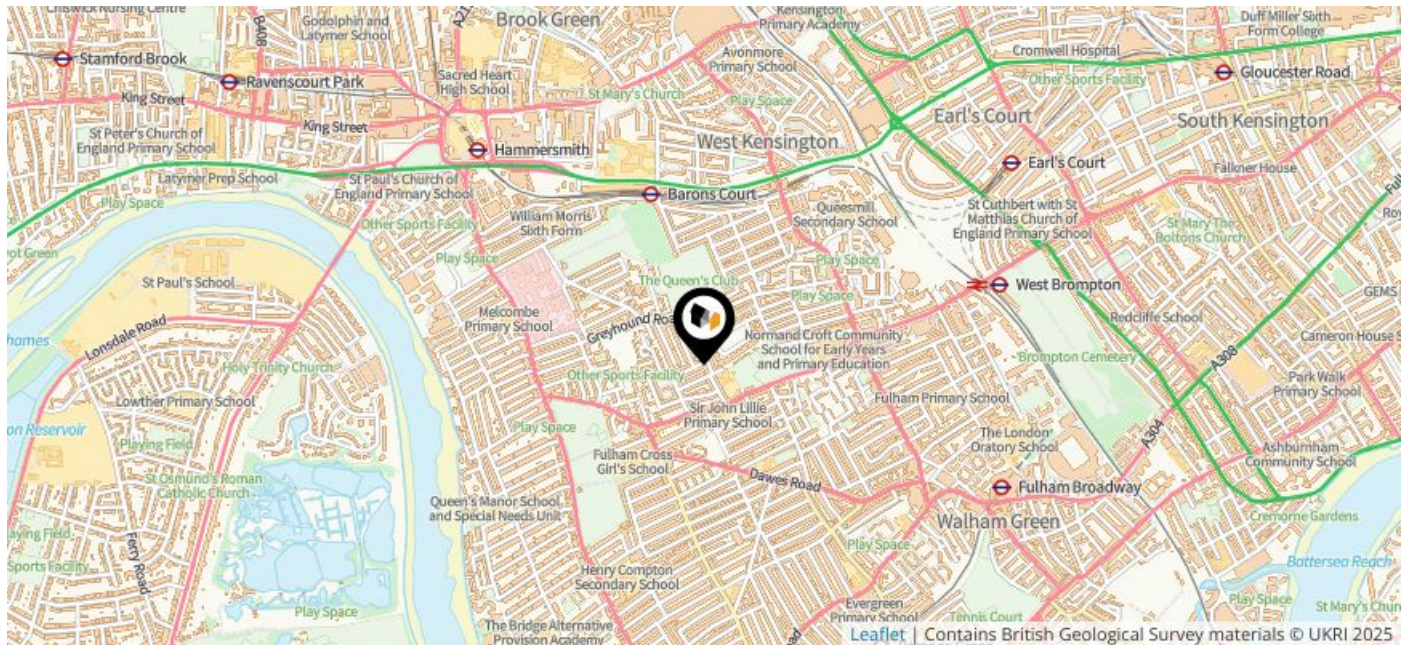


Nearby Landfill Sites		
1	Chelsea Creek-Walham Greem, Chelsea, London	Historic Landfill ☐
2	St John's Metals-Walham Greem, Chelsea, London	Historic Landfill ☐
3	Townmead Road-Sands End, London SW6	Historic Landfill ☐
4	Feathers Wharf-Wandsworth, London	Historic Landfill ☐
5	Corney Road-Chiswick, London W4	Historic Landfill ☐
6	Dukes Meadow-Great Chertsey Road, London	Historic Landfill ☐
7	Staveley Road-Grove Park, Chiswick, Hounslow, 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
- ✕ Gutter Pit
- ✕ Shaft

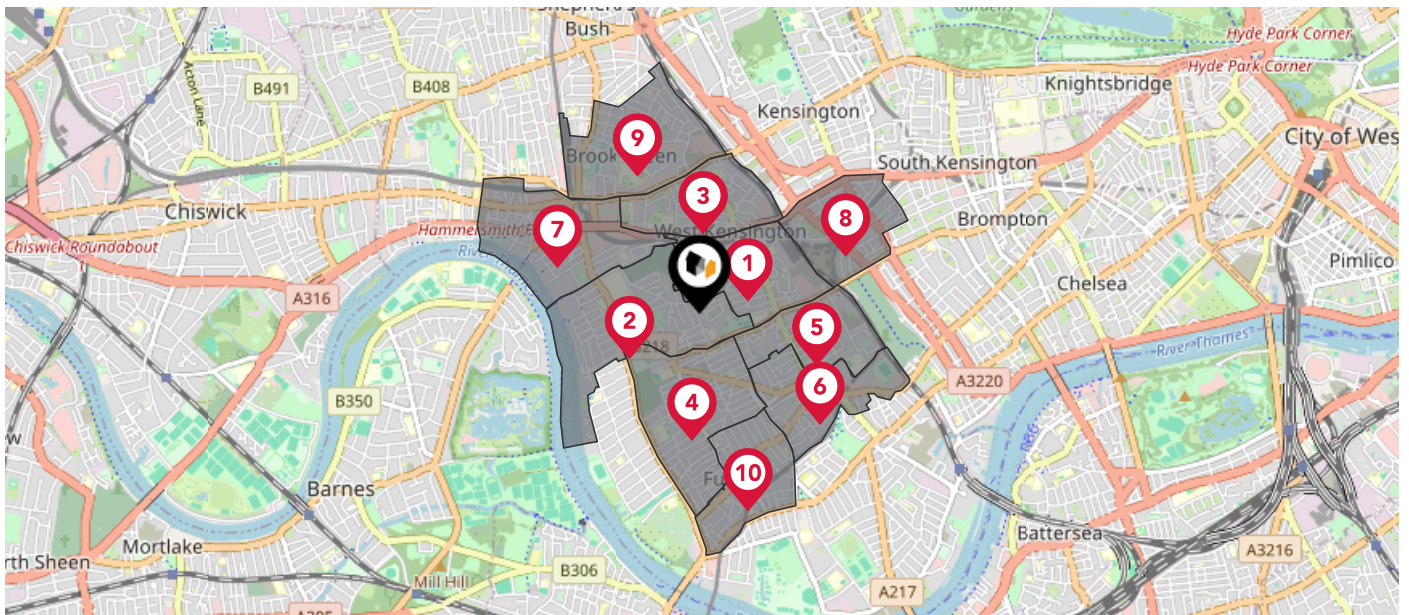
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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 Council Wards



West Kensington Ward



Fulham Reach Ward



Avonmore Ward



Munster Ward



Lillie Ward



Walham Green Ward



Hammersmith Broadway Ward



Earl's Court Ward



Brook Green Ward



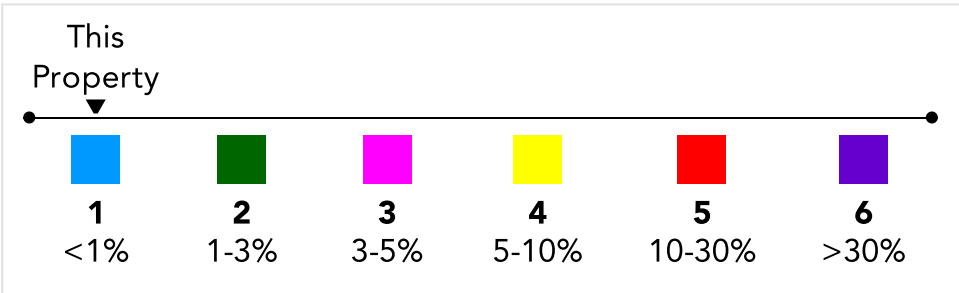
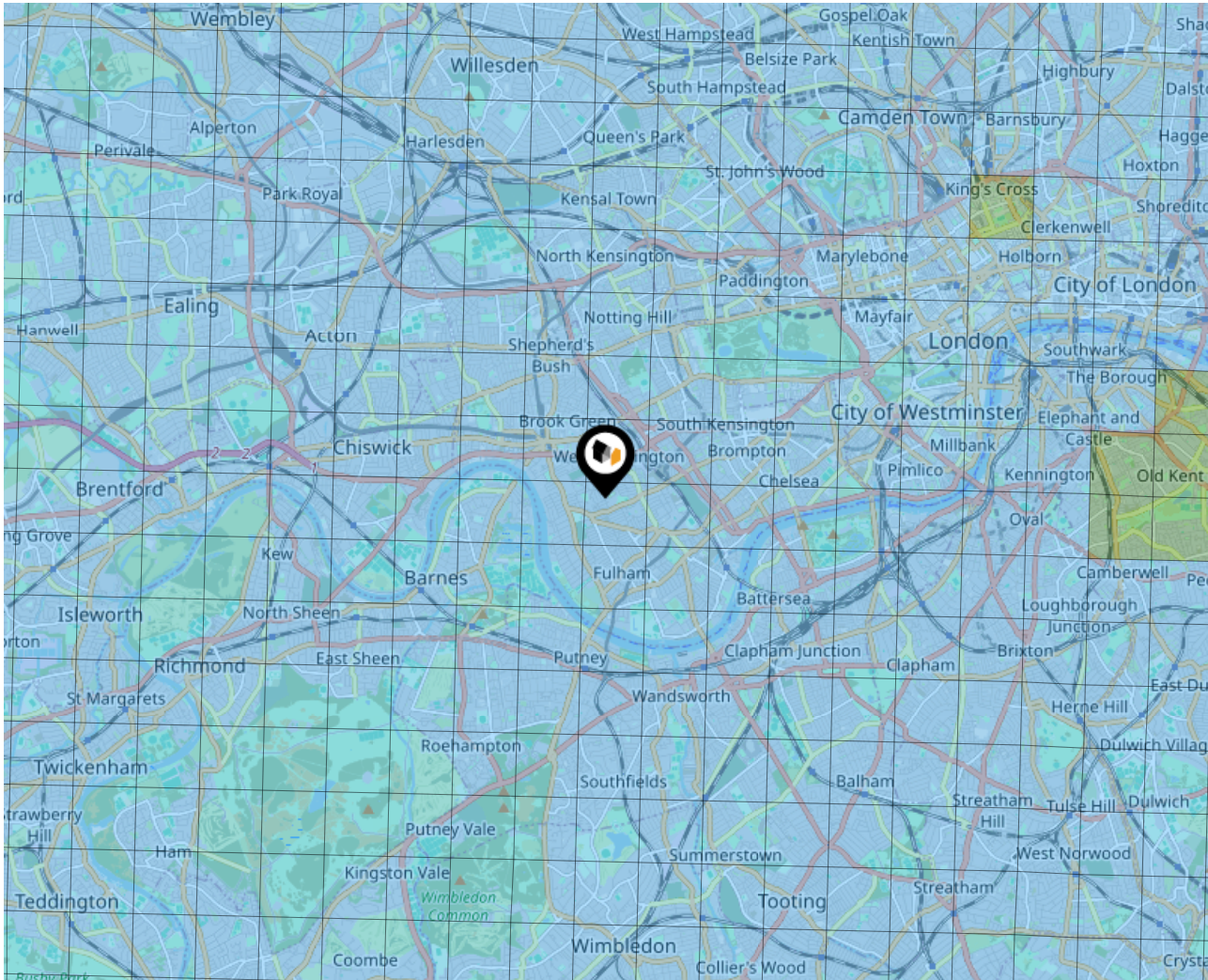
Fulham Town Ward

Environment

Radon Gas

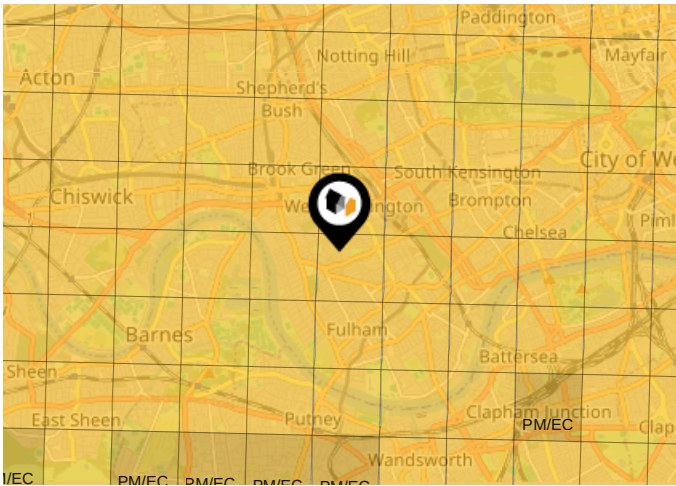
What is Radon?

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).



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

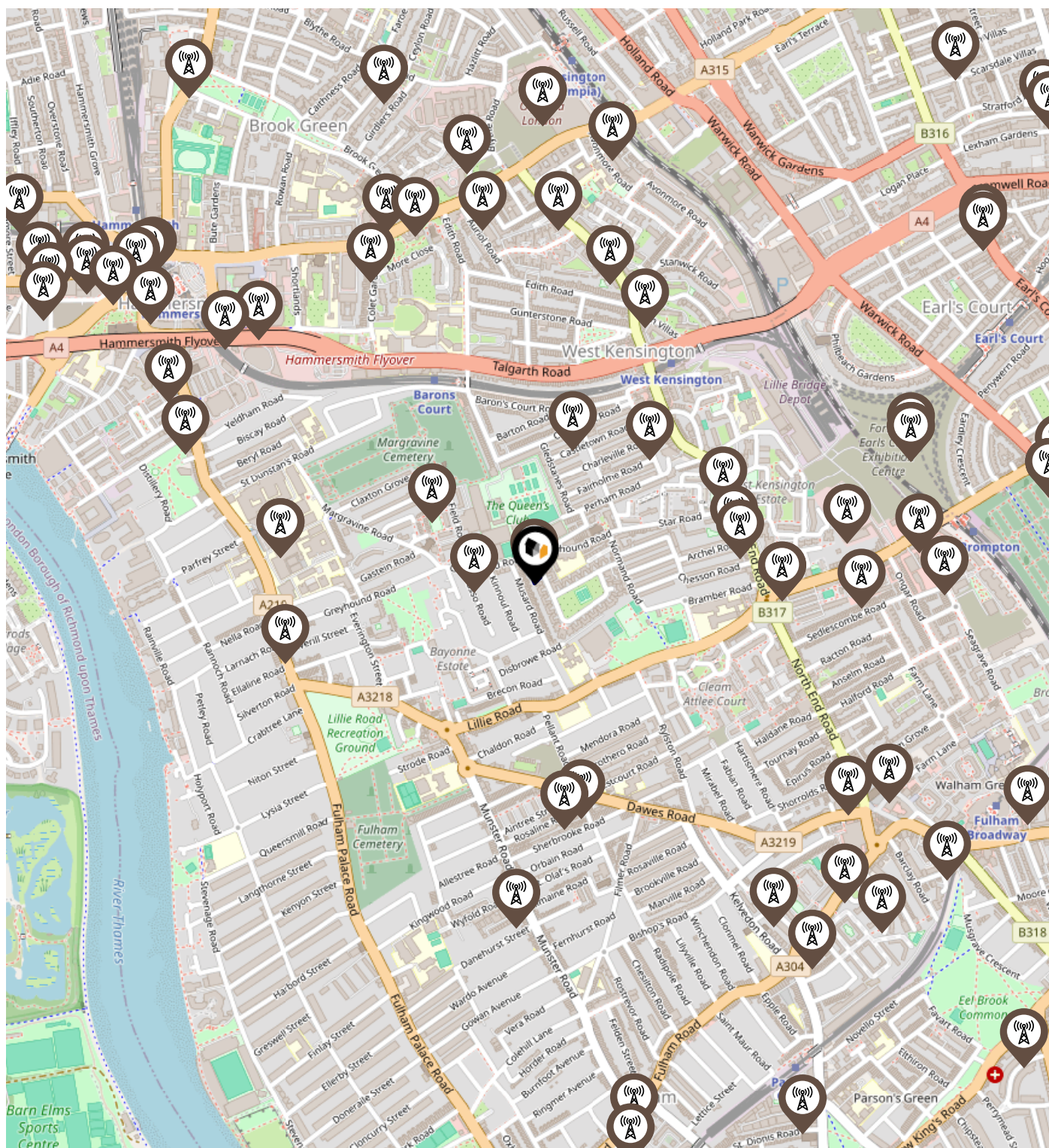
Carbon Content:	NONE	Soil Texture:	PEATY CLAY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY		



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



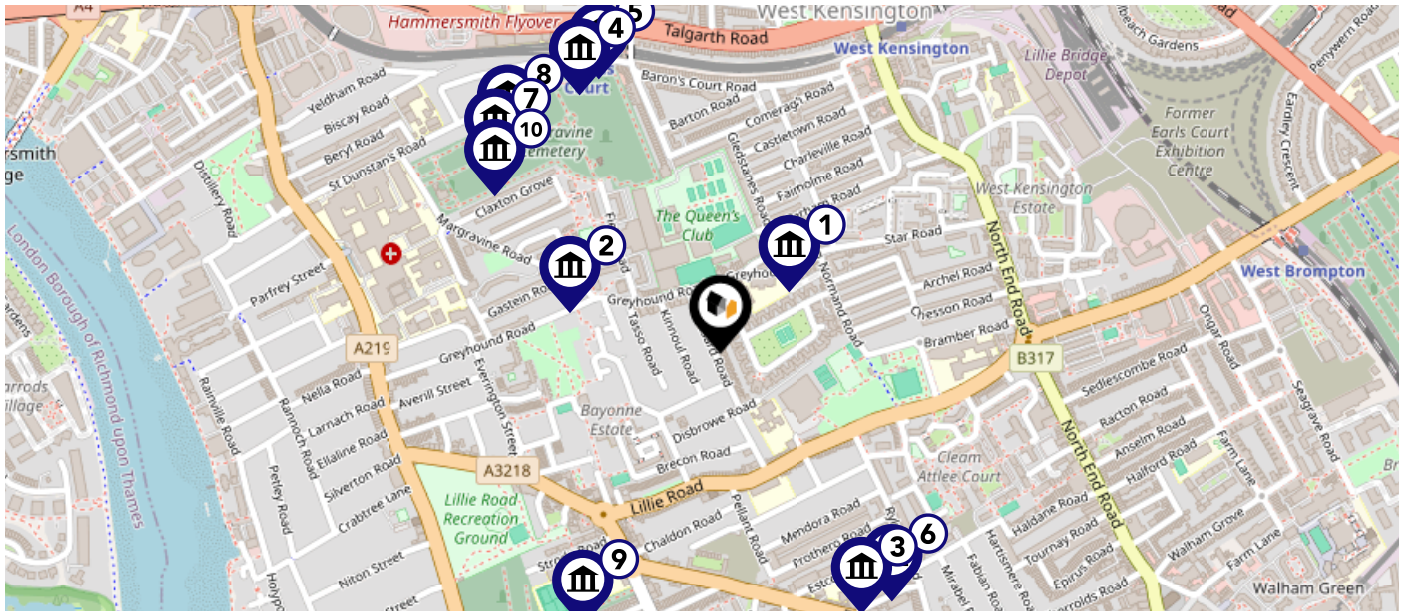
Key:

-  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...

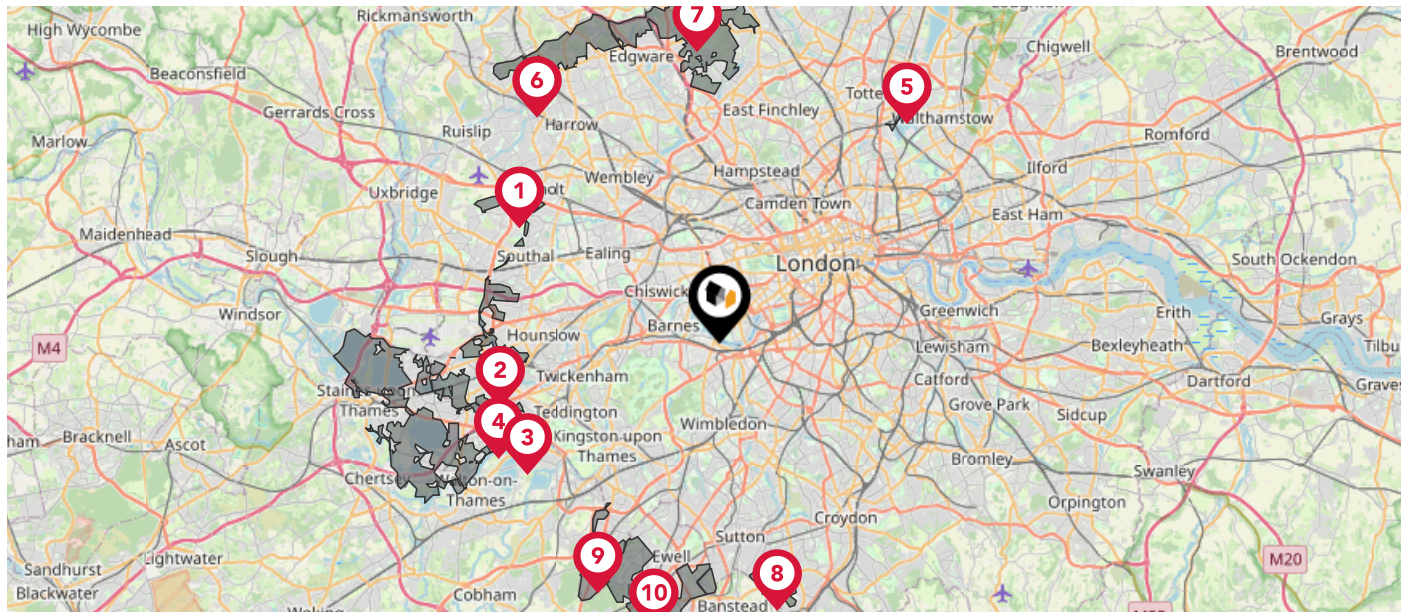


Listed Buildings in the local district	Grade	Distance
 1393119 - St Andrews Fulham Fields	Grade II	0.1 miles
 1358598 - Church Of St Alban	Grade II	0.2 miles
 1192856 - Tombstone To Warrington Taylor In Churchyard Of St Thomas Of Canterbury Church About 50 Feet To South Of Tower	Grade II	0.3 miles
 1358562 - Barons Court Underground Station	Grade II	0.3 miles
 1079780 - 135-149, Talgarth Road W6	Grade II	0.3 miles
 1079771 - St Thomas' Presbytery	Grade II	0.3 miles
 1437915 - Blake's Munitions War Memorial, Margrave Cemetery	Grade II	0.3 miles
 1261966 - Street Wall, Railings And Gates To Number 17	Grade II	0.3 miles
 1393344 - Fulham Cross School And School Keeper's House	Grade II	0.3 miles
 1072615 - Tomb Of George Broad Approximately 160 Metres East Of West Gate, Hammersmith Cemetery	Grade II	0.3 miles

Maps

Green Belt

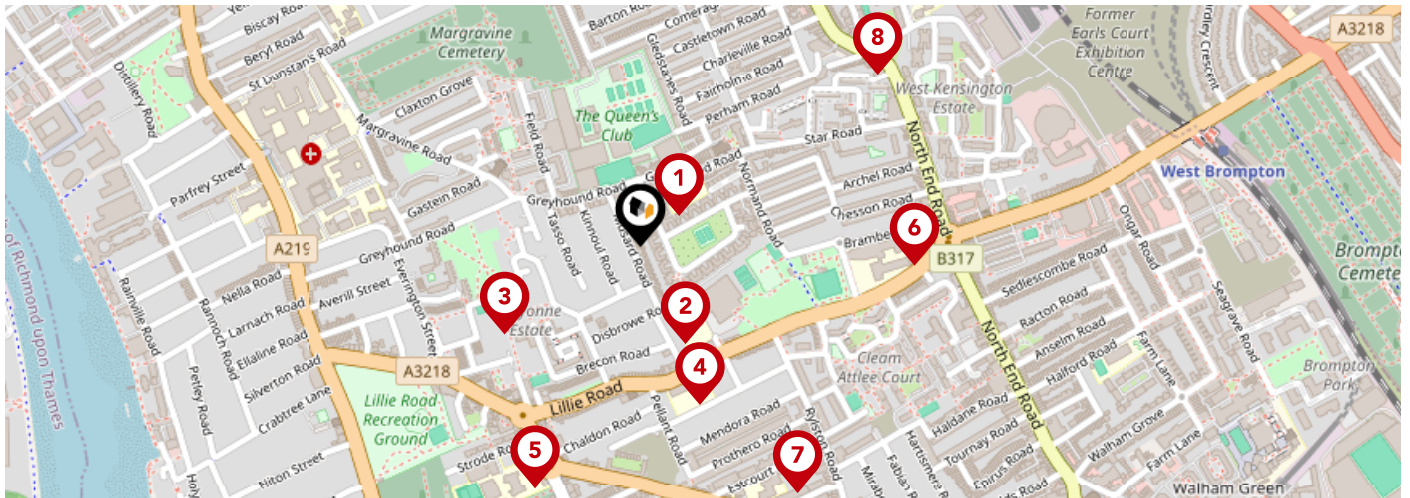
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

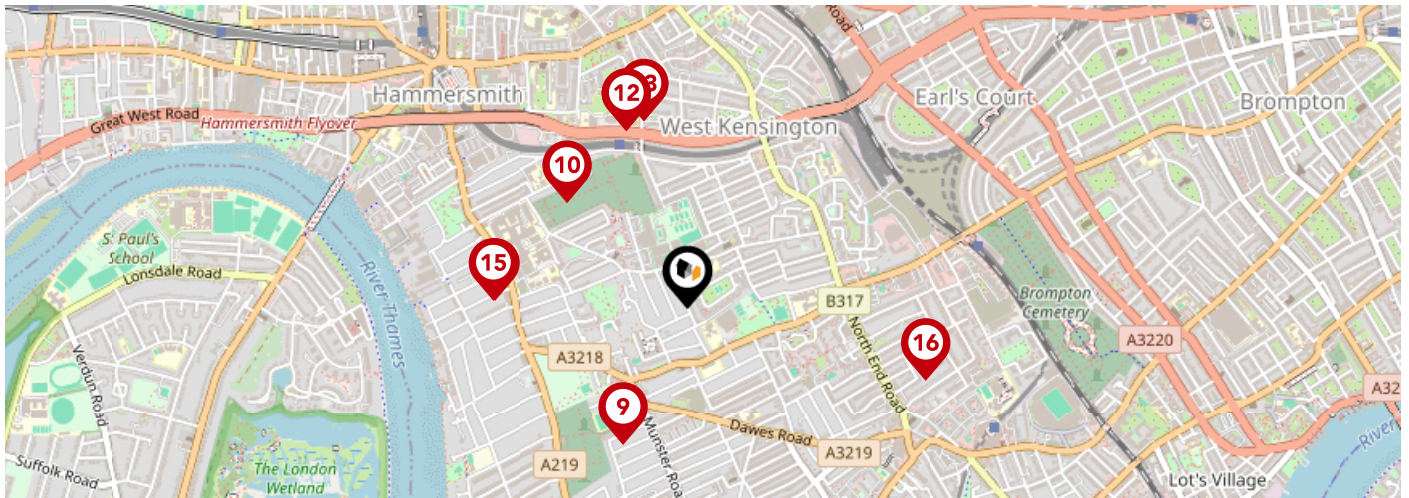
-  London Green Belt - Ealing
-  London Green Belt - Hounslow
-  London Green Belt - Richmond upon Thames
-  London Green Belt - Spelthorne
-  London Green Belt - Haringey
-  London Green Belt - Harrow
-  London Green Belt - Barnet
-  London Green Belt - Sutton
-  London Green Belt - Kingston upon Thames
-  London Green Belt - Epsom and Ewell

Area Schools



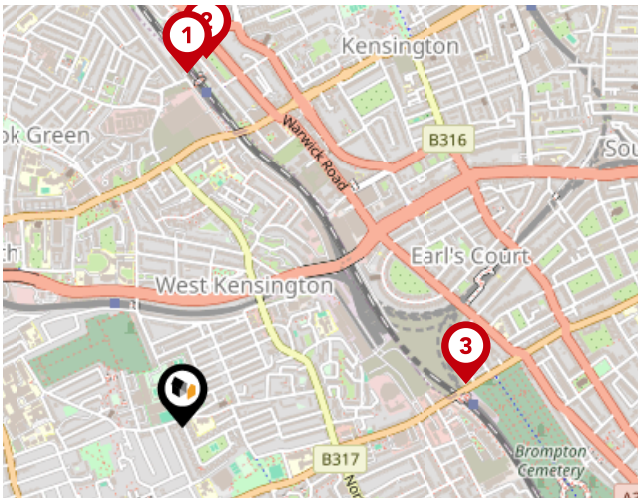
		Nursery	Primary	Secondary	College	Private
1	The Fulham Prep School Ltd Ofsted Rating: Not Rated Pupils: 586 Distance:0.06	☐	☐	☒	☐	☐
2	St Augustine's RC Primary School Ofsted Rating: Good Pupils:0 Distance:0.12	☐	☒	☐	☐	☐
3	Bayonne Nursery School Ofsted Rating: Outstanding Pupils: 66 Distance:0.19	☒	☐	☐	☐	☐
4	Sir John Lillie Primary School Ofsted Rating: Good Pupils: 224 Distance:0.2	☐	☒	☐	☐	☐
5	St John's Walham Green Church of England Primary School Ofsted Rating: Outstanding Pupils: 353 Distance:0.31	☐	☒	☐	☐	☐
6	Normand Croft Community School for Early Years and Primary Education Ofsted Rating: Good Pupils: 198 Distance:0.32	☐	☒	☐	☐	☐
7	St Thomas of Canterbury Catholic Primary School Ofsted Rating: Good Pupils: 112 Distance:0.34	☐	☒	☐	☐	☐
8	The Fulham Boys School Ofsted Rating: Good Pupils: 820 Distance:0.34	☐	☐	☒	☐	☐

Area Schools



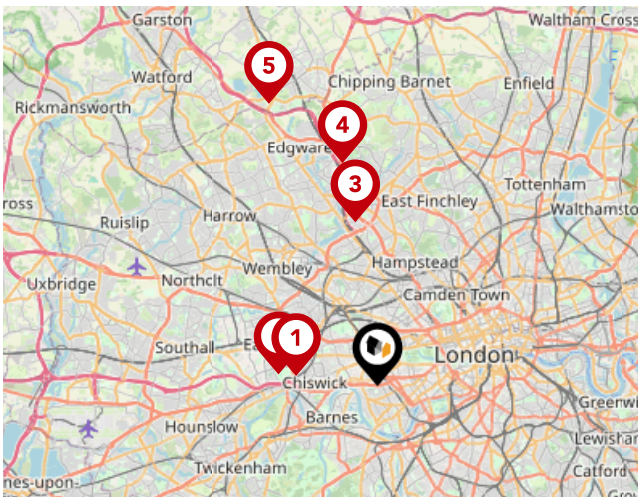
		Nursery	Primary	Secondary	College	Private
9	Fulham Cross Girls' School and Language College Ofsted Rating: Good Pupils: 525 Distance:0.35	☐	☐	☒	☐	☐
10	William Morris Sixth Form Ofsted Rating: Good Pupils: 759 Distance:0.37	☐	☐	☒	☐	☐
11	Ealing, Hammersmith and West London College Ofsted Rating: Requires improvement Pupils:0 Distance:0.43	☐	☐	☒	☐	☐
12	Parayhouse School Ofsted Rating: Good Pupils: 48 Distance:0.43	☐	☐	☒	☐	☐
13	James Lee Nursery School Ofsted Rating: Outstanding Pupils: 43 Distance:0.44	☒	☐	☐	☐	☐
14	Melcombe Primary School Ofsted Rating: Good Pupils: 160 Distance:0.45	☐	☒	☐	☐	☐
15	Kensington Wade Ofsted Rating: Not Rated Pupils: 99 Distance:0.45	☐	☒	☐	☐	☐
16	Fulham Primary School Ofsted Rating: Outstanding Pupils: 187 Distance:0.58	☐	☒	☐	☐	☐

Area Transport (National)



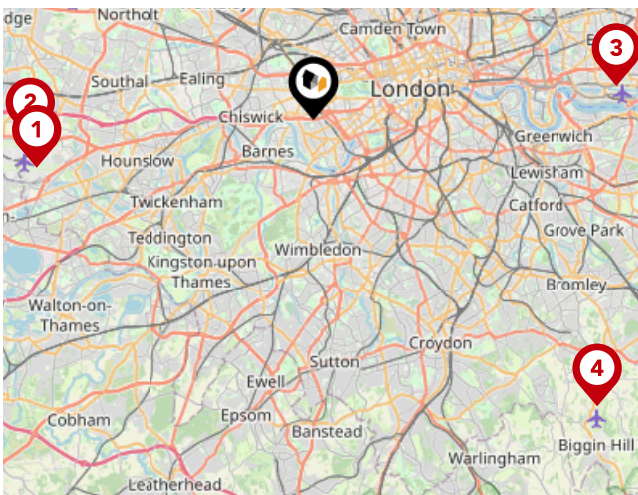
National Rail Stations

Pin	Name	Distance
1	Kensington (Olympia) Station	0.82 miles
2	Kensington (Olympia) Station	0.85 miles
3	West Brompton Station	0.66 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J1	3.01 miles
2	M4 J2	3.68 miles
3	M1 J1	6.09 miles
4	M1 J2	8.31 miles
5	M1 J4	11.1 miles

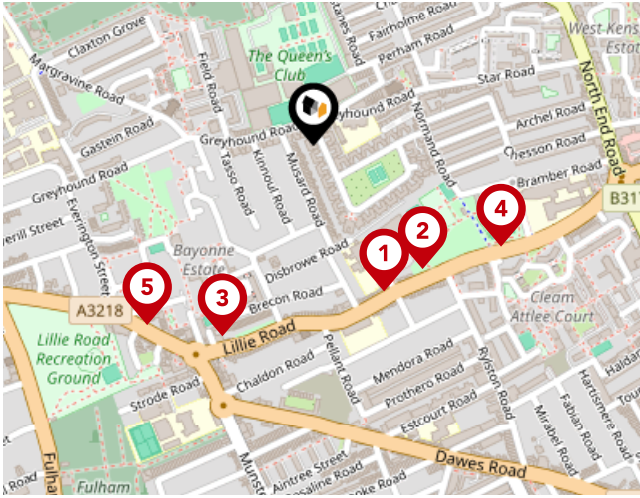


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	10.37 miles
2	Heathrow Airport	10.46 miles
3	Silvertown	11.3 miles
4	Leaves Green	14.94 miles

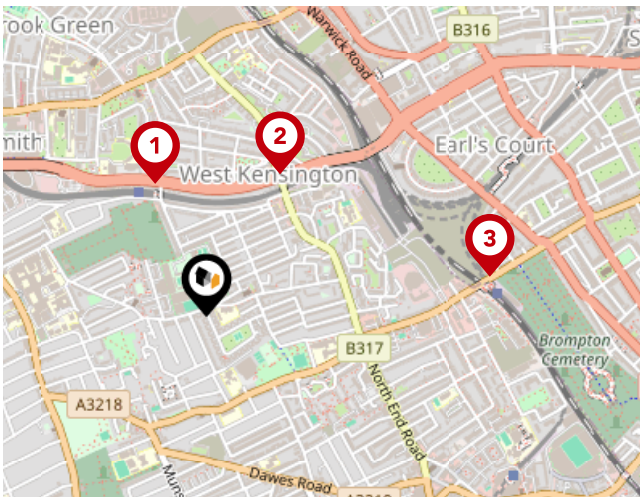
Area

Transport (Local)



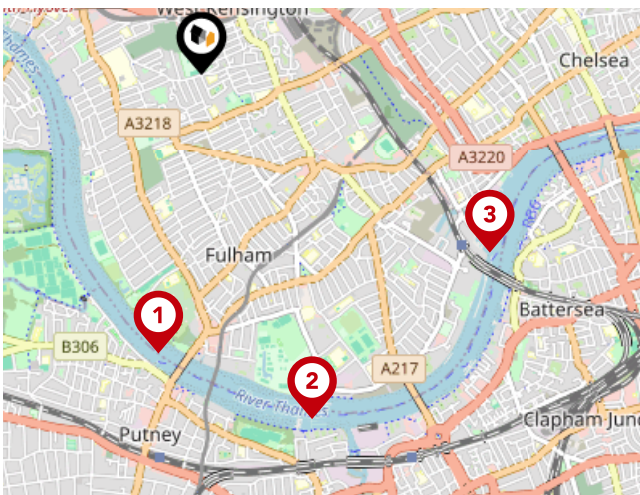
Bus Stops/Stations

Pin	Name	Distance
1	Fulham Pools	0.19 miles
2	Fulham Pools	0.19 miles
3	Fulham Cross	0.24 miles
4	Mulgrave Road Fulham	0.24 miles
5	Fulham Cross	0.28 miles



Local Connections

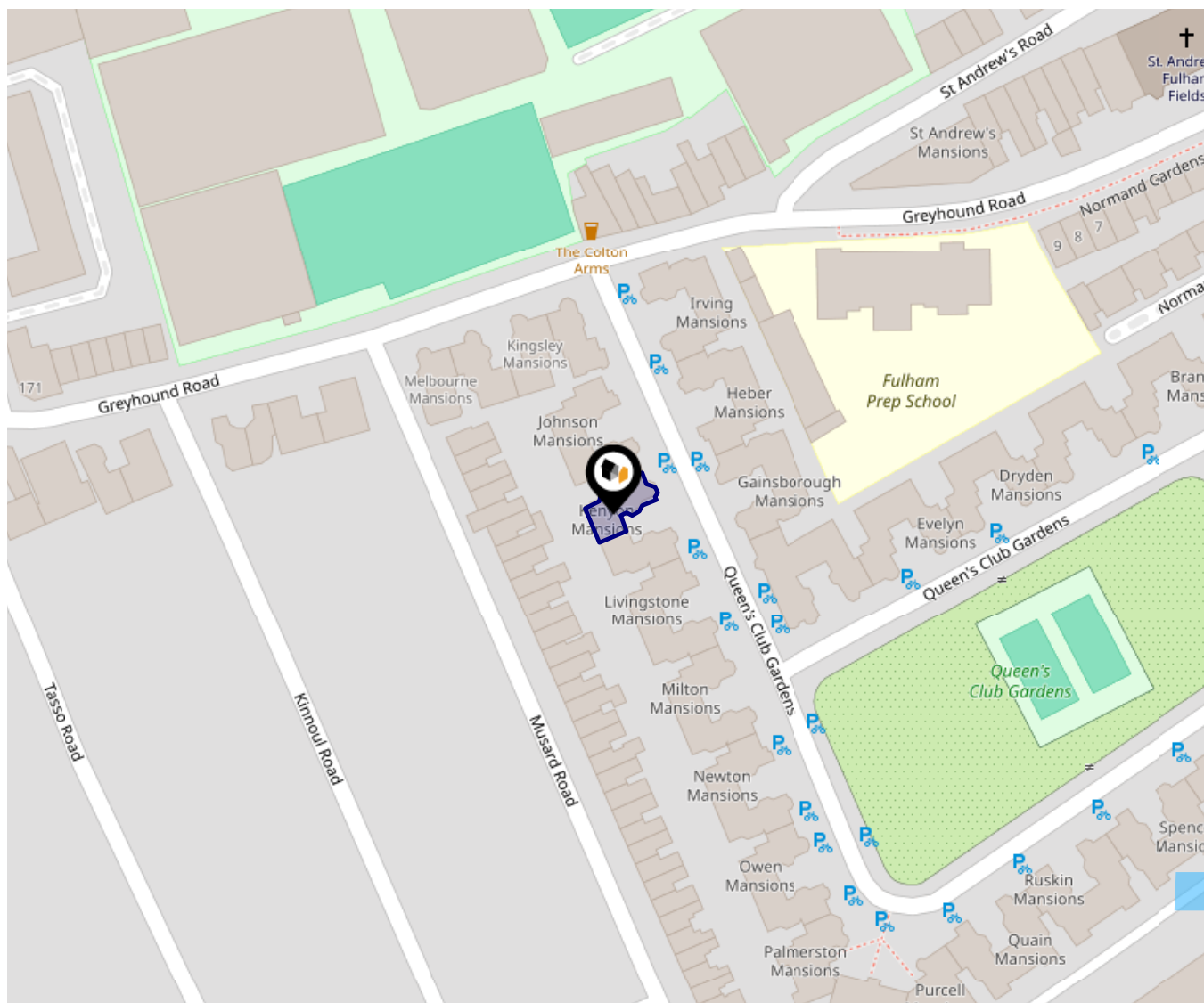
Pin	Name	Distance
1	Barons Court	0.33 miles
2	West Kensington	0.37 miles
3	West Brompton Underground Station	0.66 miles



Ferry Terminals

Pin	Name	Distance
1	Putney Pier	1.3 miles
2	Wandsworth Riverside Quarter Pier	1.67 miles
3	Chelsea Harbour Pier	1.57 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

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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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