

Baroc House, SW6

£595,000

BRIK





Baroc House

£595,000	2 Bed	595	54	E	£19,750 (from 1st April 2025)
LEASEHOLD	FLAT	SQ FT	SQ M	COUNCIL TAX	STAMP DUTY

A stylish two bedroom second floor flat, located only a short walk from Barons Court.

There is a bright and spacious open plan kitchen/ reception room, fitted with a modern white handleless kitchen, integrated appliances and plenty of space for dining. There are two double bedroom both with fitted wardrobes, and a modern bathroom. Being on the upper floor this flat is exceptionally bright, as well as very private. The flat also benefits from a very useful 90 sq ft (10 sq m) secure storage space in the basement of the building. EPC rating - E

Baroc House is well located close to the historic Queens Club and therefore benefits from the shopping and transport facilities of the local area including Barons Court and West Kensington, as well as nearby Hammersmith. Barons Court is the closest underground station which is on both the District and Piccadilly Lines (Zone 2).

- ✓ 2 bedrooms
- ✓ 1 bathroom
- ✓ Second floor
- ✓ Good condition
- ✓ Great location
- ✓ Close to Barons Court
- ✓ Cellar storage space
- ✓ Long leasehold (986 years)
- ✓ Approx 576 sq ft (54 sq m)
- ✓ Council Tax band - E



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FULHAM AREA GUIDE

Barons Court

Rather more affordable than Fulham itself, Barons Court (part of the W14 post code) has a lot going for it.

The Piccadilly and District lines can be reached at Barons Court station, which along with West Kensington and West Brompton stations and the nearby A4, makes transport this area’s strong suit.

A quiet idyll most of the year, Queens Tennis Club makes its presence felt in summer, when the famous ‘Queens’ tournament takes place in the run up to Wimbledon.

Popular streets in the location are Archel and Chesson Road, and the stretches of Castletown, Charleville, Fairholme and Perham Roads. Queen’s Club Gardens is unique and the best location for mansion flats. The closest green space is Normand Park, which has recently had a face-lift. The river is close to hand too, and arguably the best spot for walking and cycling.

CLOSEST:

- 🚶 Barons Court (🚶 12 mins)
- 🚶 West Brompton (🚶 24 mins)
- 🚶 Normand Park (🚶 13 mins)

KEY:

- 📍 Property location
- ‘Barons Court’ area of Fulham

Read all our Fulham area guides here



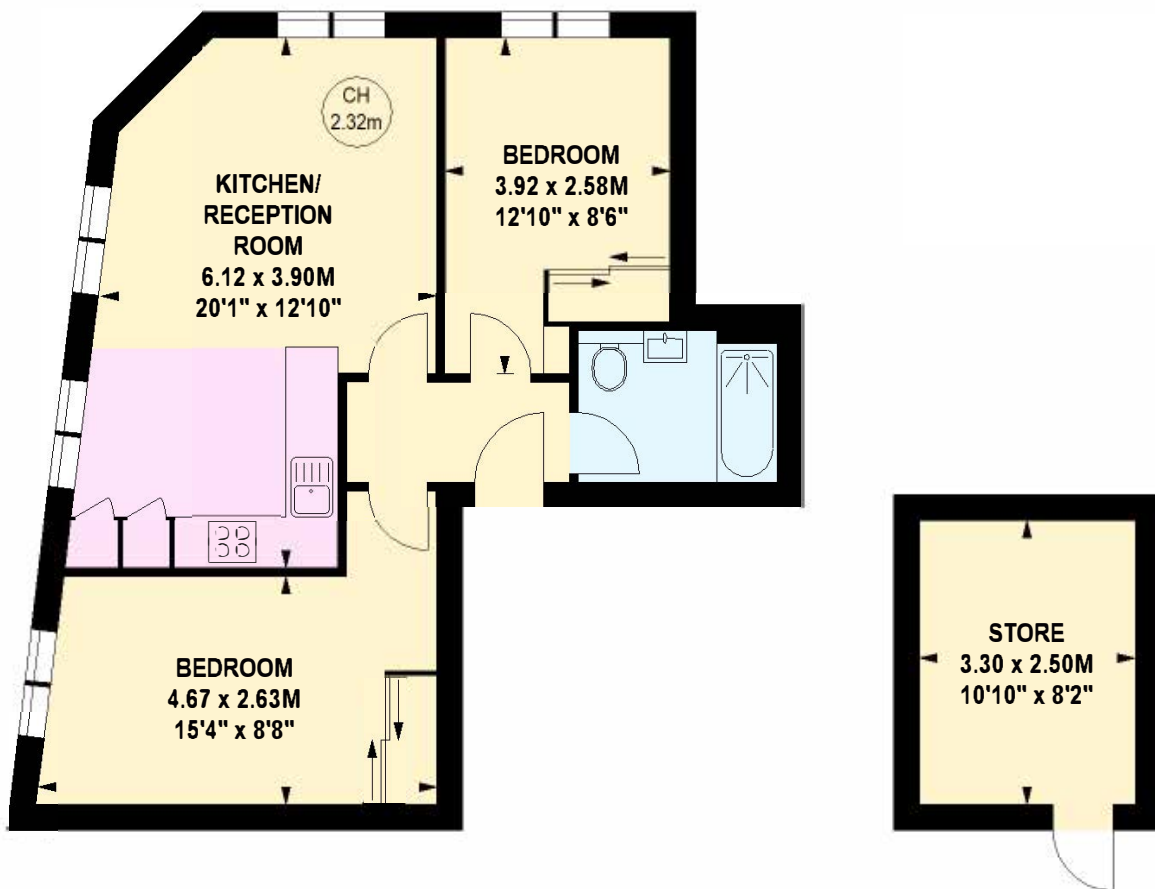
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Approximate gross internal area 53.51 sq m / 576 sq ft

Store

8.27 sq m / 89 sq ft



Second Floor

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