



ZENOBIA MANSIONS

Queen's Club Gardens W14



ZENOBIAMANSIONS QUEEN'S CLUB GARDENS W14

A light-filled two-bedroom, two-bathroom mansion flat moments from The Queen's Club, with residents enjoying priority access to tickets for the prestigious HSBC Championships.

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Local Authority: London Borough of Hammersmith and Fulham

Council Tax band: E

Tenure: Share of freehold, plus leasehold, approximately 999 years remaining*

Ground rent: £75.00 per annum, reviewed annually, next review due 2026

Service charge: £4,503 per annum, reviewed annually, next review due 2026

Guide price: £750,000



STYLISH OPEN-PLAN LIVING

Situated on the second floor of Zenobia Mansions, this beautifully presented apartment offers well-proportioned accommodation of approximately 847 sq ft. The property balances the classic proportions of a Victorian mansion block with a contemporary layout and finish. The façade of Zenobia Mansions was recently refurbished in 2023 by Queens Club Gardens.

The apartment was completely renovated in 2017, making it more suitable for modern living with an open plan kitchen and sitting room. The generous kitchen/sitting room has integrated storage and plenty of natural light providing an excellent space for both everyday living and entertaining. The modern kitchen is thoughtfully designed with sleek cabinetry and integrated appliances, perfectly complementing the open plan feel of the room.

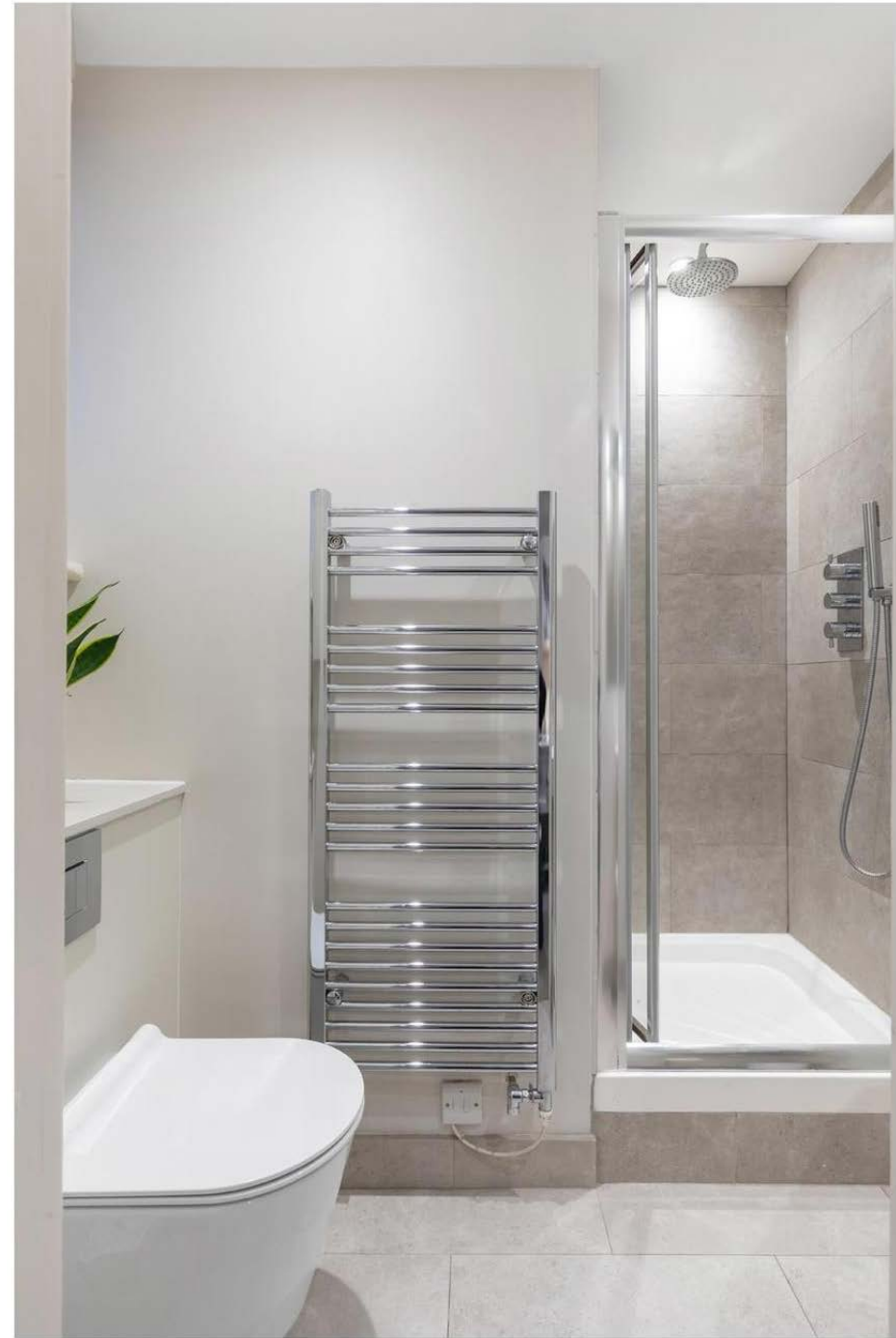


WELL-PROPORTIONED LIGHT-FILLED BEDROOMS

The two well-proportioned bedrooms are both filled with natural light and feature large built-in wardrobes. The principle bedroom has an en suite bathroom and, during the renovation, an additional bathroom was created for the second bedroom. A second bathroom is unusual in apartments at Queens Club Gardens.

The apartment features high ceilings and period detailing, typical of a Victorian mansion block, further enhancing the sense of space and character throughout the apartment.

Zenobia Mansions is set within a beautiful shared private garden featuring lawns and seating areas, all of which are carefully maintained. Thoughtful planting provides year round interest with traditional seasonal bedding in keeping with the Victorian heritage of the building. Residents also enjoy access to the estate's two tennis courts which were refurbished in 2024. The property forms part of a well managed, portered estate, with the estate office conveniently located next to the entrance of Zenobia Mansions.





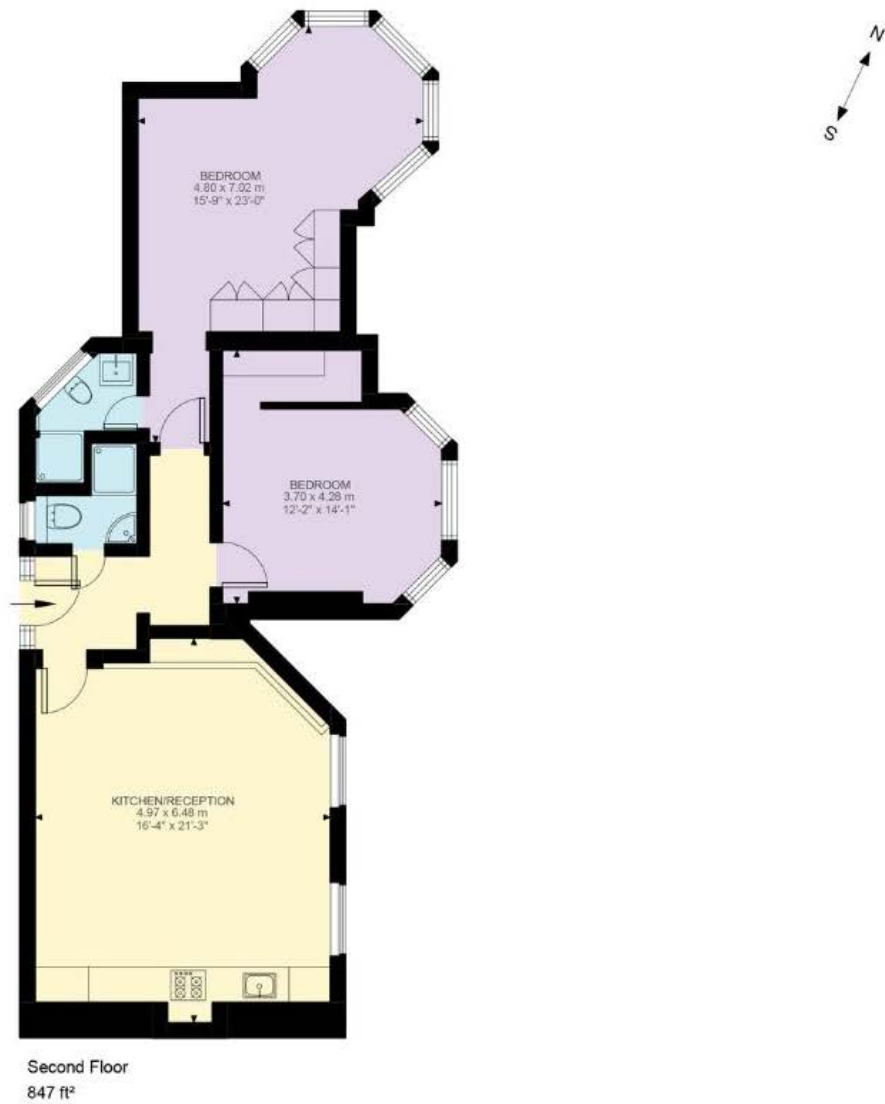
A DISTINGUISHED ADDRESS CLOSE TO THE QUEEN’S CLUB

Zenobia Mansions is ideally situated on Queen’s Club Gardens, just moments from the renowned Queen’s Club Tennis Grounds and the surrounding open green spaces. The area is exceptionally well connected, with Barons Court and West Kensington Underground stations both located within 0.5 miles, offering access to the Piccadilly and District lines and providing links to the City, West End and Heathrow Airport. For those travelling by car, there is also convenient access out of London via the nearby A4. The property is well placed for healthcare services, with NHS Charing Cross Hospital, including A&E facilities, approximately 0.5 miles away, while the NHS Cassidy Road Medical Centre and NHS dentist at 355 North End Road are also close at hand.

A diverse selection of cafés, restaurants and shops can be found along North End Road and Fulham Palace Road. The area is also well served by popular local pubs such as The Curtains Up and The Pear Tree, while Carbon Kopi, a highly regarded independent coffee shop, is just 0.3 miles away. The Thames River Path lies approximately 0.8 miles from the property, offering scenic riverside walks, The Crabtree pub, and the world famous River Café.

Please note:
The Land Registry title has not yet been updated to reflect the recently agreed lease extension to 999 years.
Any references to timings and distances are approximate and have been provided for guidance only. They should not be relied upon as exact.





Approximate Gross Internal Area = 78.72 sq m / 847 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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