



Offers in excess of £365,000

TENURE : LEASEHOLD

Torquay Street, W2

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

2 Beds / 1 Bath

Bright and Spacious

Duplex

14th Floor - Amazing views

Private Balcony/Terrace

Moments from Little Venice

Metropole Properties
244 Edgware Road, London, W2 1DS
sales@metropoleproperty.com | 02072625844
Website: metropoleproperty.com

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Metropole Properties are pleased to bring into the market this bright and spacious 2 bedroom duplex apartment situated in well maintained high rise block..

Arranged over 750 Sqft approx. 70 Sqm approx, this beautiful apartment comprises of:

- Separate fully fitted kitchen; - Generous reception room with access to a private balcony with beautiful views; - Two double bedrooms; - Entrance hallway and a bathroom.

It also benefits from double glazing and ample storage space.

Located on the 14th floor and characterised by the abundance of natural light, this impressive apartment is Ideally located moments' away from the charming canals of Little Venice and all local amenities of The Hyde park, Paddington, Maida Vale and the surroundings.

Royal Oak station is less than 5 min walk away. Westbourne Park stations (Hammersmith & City and Circle lines) and Warwick Avenue (Bakerloo line), Paddington (Elizabeth Line, Heathrow Express...) are all nearby. Excellent transport links with easy access to Marylebone, Oxford Street and the West End (Bus 18, 36).

Brinkley house is a secure and sought after block, benefiting from CCTV monitoring, lifts, communal gardens with playground area and allocated parking (subject to availability for rent).

For Cash Buyers ONLY! Ideal for investment/ Buy-to-let property.

Early viewing is recommended!

Asking Price: £399,950, Subject To Contract.

1. AML regulations:

Intending purchasers will be asked to produce identification documentation at a later stage.

2. General:

While we endeavor to make our sales particulars accurate, fair, and reliable, these are only a description and general guide to the property. Kindly contact our office should you require further details or clarification before requesting a viewing and we will be pleased to check the position for you.

3. Particulars:

These particulars are issued in good faith. However, Particulars do not constitute representations of fact and do not form part of any offer or sale contract. The matters referred to in the particulars should be independently verified by prospective buyers.

4. Measurements:

The measurements indicated in the description and on the floor plans are supplied for guidance only and as such must be considered incorrect.

5. Services:

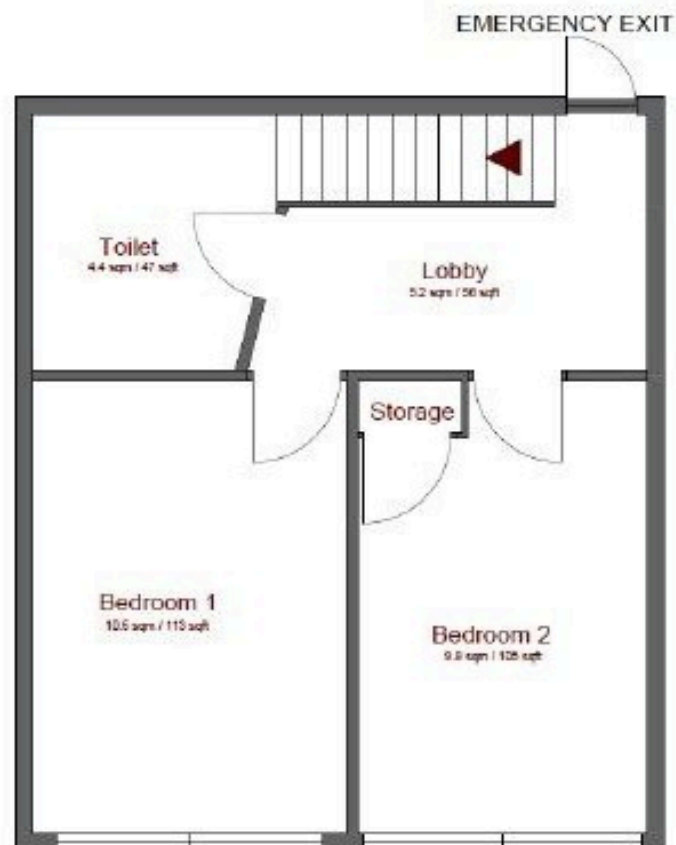
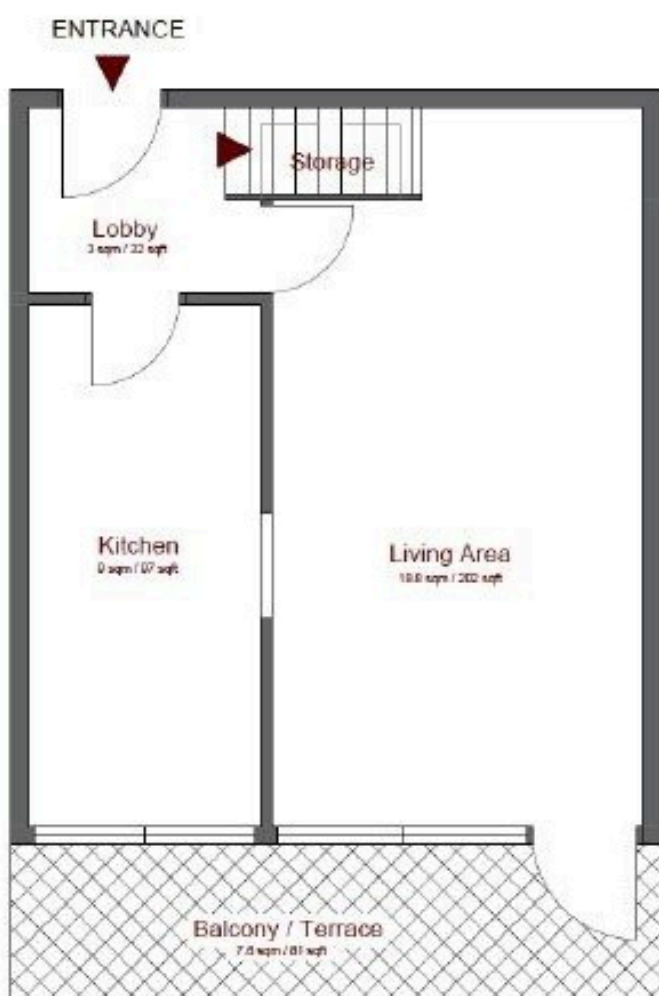
Please note that we have not tested the services or any of the appliances in this property. Therefore, we strongly advise prospective buyers to conduct their own surveys or service reports before finalizing their purchase.



Duplex Apartment | 2 Bedrooms | 1 Shower | 2 Storage Units | 1 Balcony | EPC Rating TBC

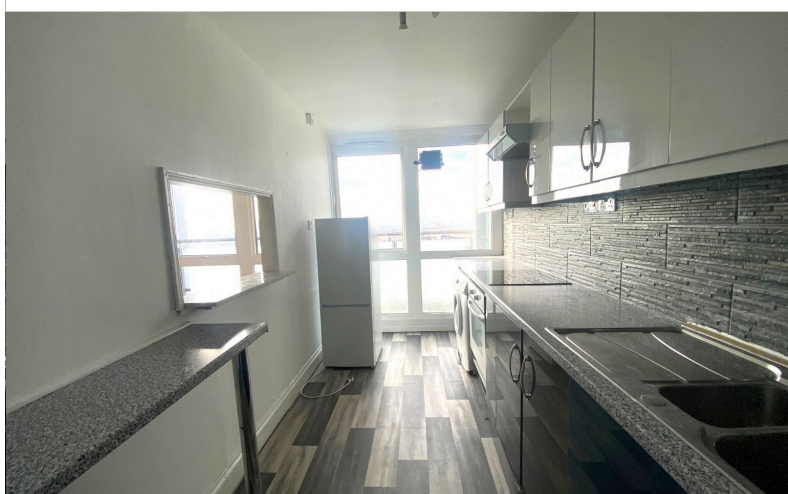
Gross Internal Area 65.72 sqm / 707 sqft (Exc. Terrace / Balcony)

Total Area 73.32 sqm / 789 sqft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	52
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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