



## Queensway, London

### Mansion Block Apartment

**Asking Price Of: £450,000**

This open, spacious 6th floor apartment with lift access just down the road from Hyde Park in a portered mansion block is being offered to the market chain free. With the potential for a full refurbish and a separate kitchen and living, the flat offers a rare chance to create a perfect home or a fantastic investment property in an ideal location. The block provides communal heating and hot water and has procedures already in place to extend the currently short lease on the apartment. Early viewings are strongly recommended on this unique opportunity.





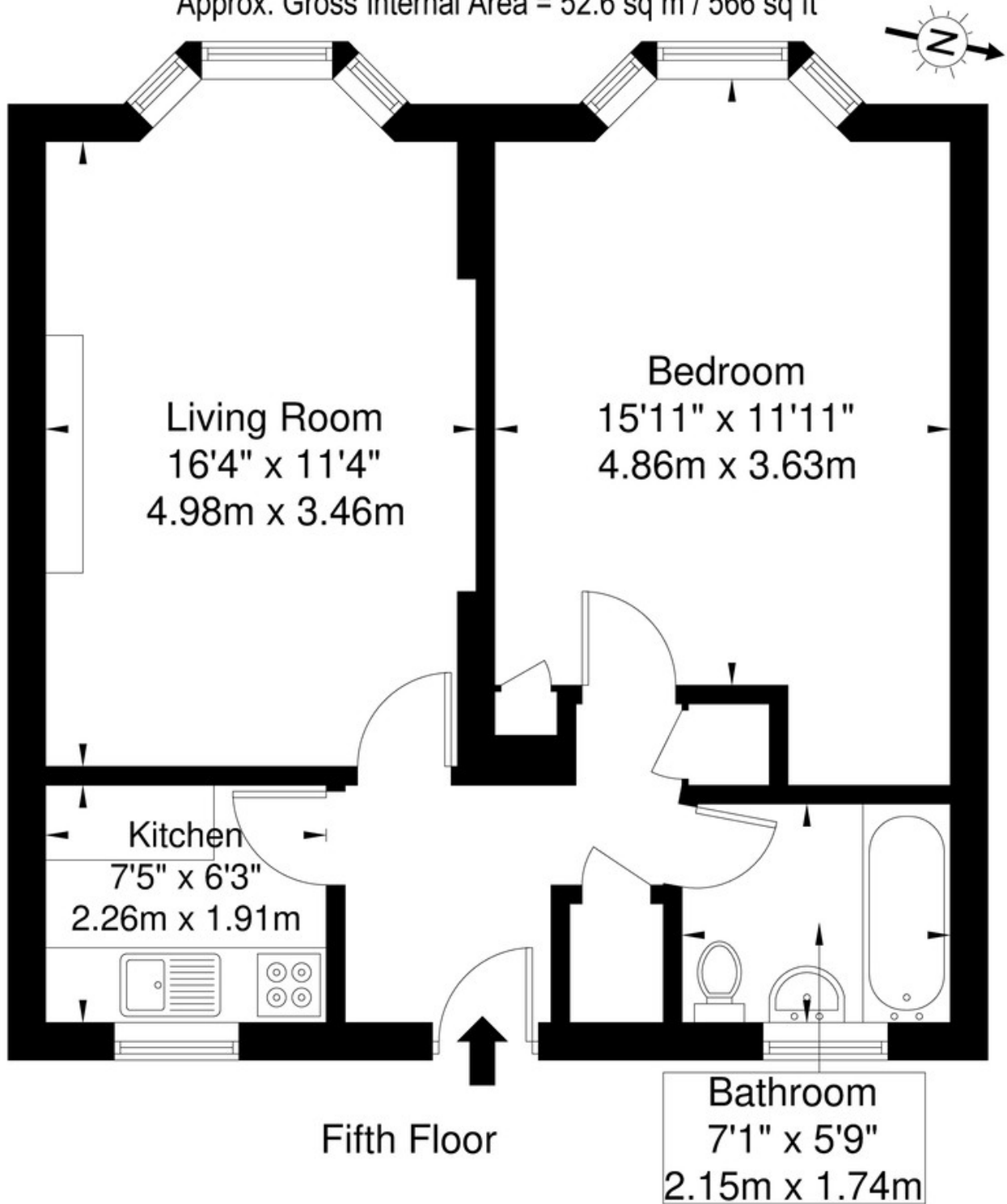
- One bed mansion block apartment
- Potential to renovate
- Separate kitchen and living room
- Portered building with lift access
- Lease extension required
- Walking distance to Hyde Park
- Walking distance to Bayswater and Queensway Tube Stations

Located on a quiet one way street in Queensway, the flat is only a short walk past Bayswater and Queensway Tube Stations into Hyde Park. Situated between Notting Hill and the Park, there is an abundance of excellent local dependent shops, cafes and restaurants to explore as well as large multination chains such as Waitrose all on the doorstep. This centrally located apartment on the edge of the park provides a fantastic base from which to venture out and experience all the capital has to offer.



# Ralph Court Queensway, W2 5HU

Approx. Gross Internal Area = 52.6 sq m / 566 sq ft



Ref

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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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# Westways



**Tenure:** Leasehold

**Lease Remaining:** 47 years

**Gross Internal Area:** 566 sq ft

**Local Authority:** Westminster City Council

**Council Tax Band:** C

**EPC Rating:** C

In accordance with the 1993 Misdescriptions Act: The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order. Neither has the Agent checked the legal documents to verify the Leasehold/Freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

