



Orsett Terrace, London

Fourth Floor Flat

Asking Price Of: £575,000

This beautifully refurbished, fourth floor, lift access apartment in a 1930's mansion block is being offered to the market chain free. The renovation has been completed thoughtfully, carefully balancing practicality (such as the secondary double glazing and clever built in storage) with home comforts all to highlight the brightness and spaciousness of the flat. This is further complimented by both the separate kitchen and living room as well as the two equally sized bedrooms, ensuring a well-proportioned mix of entertaining and private spaces. With a long lease, heating and hot water included in the service charge and an on-site porter, this home on the edge of Bayswater and Paddington is an opportunity not to be missed. Early viewings are strongly recommended.

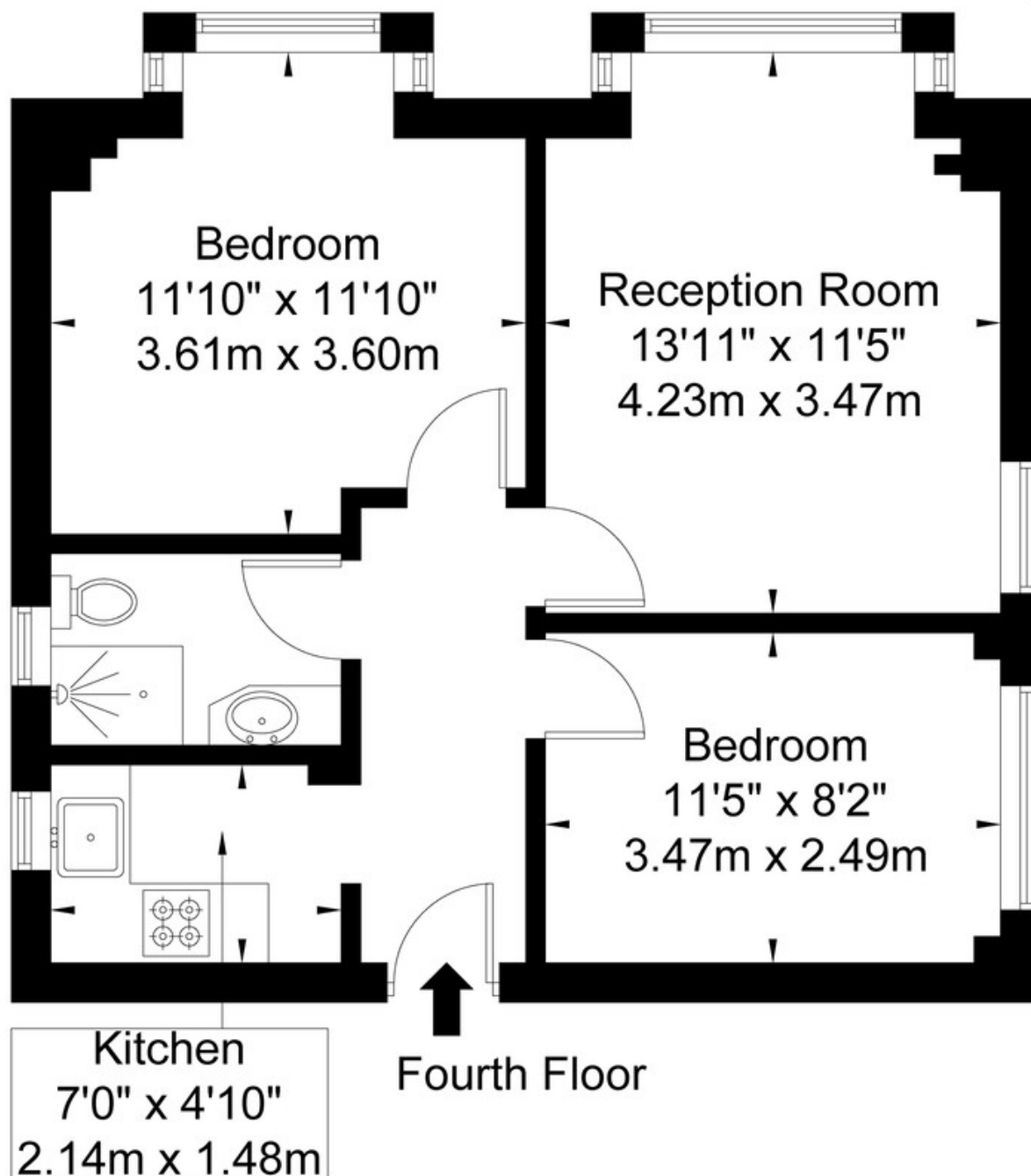


- Fourth Floor two bed apartment
- Lift access and on site porter
- Separate kitchen and living room
- Recently renovated
- Long lease
- Walking distance to Portobello Road and Hyde Park
- Walking distance to Royal Oak and Paddington Stations

Set between Paddington Station and Royal Oak Station, as well as being a short walk from Bayswater, the flat benefits from easy links throughout all of London and even further beyond. Thanks to having Queensway, Edgware Road and even Portobello Road all on the doorstep, there is an excellent and diverse range of world famous shops, restaurants and cafes to explore and enjoy. To further compliment this array, Hyde Park is also within walking distance which means that arguably London's best green space is available to enjoy all year round.

Westbourne Court, Orsett Terrace W2 6JU

Approx Gross Internal Area = 47.4 sq m / 510 sq ft



Ref

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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: 104 years

Gross Internal Area: 510 sqft

Service Charge: £3,426 p/a

Reserve Fund Contribution: £1000 p/a

Ground Rent: £400 p/a

Local Authority: Westminster City Council

Council Tax Band: E

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.

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