



**Asking Price £424,950**

**TENURE : LEASEHOLD**

**Falcondale Court, Lakeside Drive, NW10**

**Bedrooms : 2**

**Bathrooms : 2**

**Reception Rooms : 1**

**2 bed/2 bath modern flat**

**Views over communal gardens and canals**

**Gym/Parking/Lift**

**10 min walk to Hanger Lane and Park Royal stations**

**Ideal First time buy**

**Ideal buy to let/investment**

**Metropole Properties**  
33 Southwick Street, London, W2 1JQ  
[sales@metropoleproperty.com](mailto:sales@metropoleproperty.com) | 02072625844  
Website: [metropoleproperty.com](http://metropoleproperty.com)

**METROPOLE  
PROPERTIES**

Fantastic opportunity to buy this impressive two bedroom apartment situated on the fifth floor of a modern purpose built development in Lakeside Drive in Park Royal. Overlooking the beautiful communal gardens and located within 10 minutes walk to Hanger Lane (Central line) and Park Royal (Piccadilly line) stations, this stunning property would make an ideal first time buy or a buy to let property.

This bright and spacious property is arranged over 750 sq. ft. 70 sqm approximately, comprising of two double bedrooms, two bathrooms (one en-suite), a modern open plan fully fitted kitchen with large reception/dining, a hallway and a utility room.

This stunning apartment benefits from abundance of natural light with views over communal gardens and the nearby picturesque canals. Further benefits include long lease (245 years Approx), gas fired central heating, double glazing, on-site gym, good storage, lift and off street parking space.

Ideally Located only moments away from the A40 with excellent transport links and easy access into Central London. Nearby amenities include 24 hour Asda store, the Park Royal Leisure Centre which offers a variety of restaurants, entertainment areas and a cinema complex.

Nearest stations:

- Park Royal (Central line 0.3 mi)
- Hanger Lane (Piccadilly line 0.5 mi)
- Stonebridge Park (0.9 mi)

Asking Price: £424,950 Subject To Contract

Early Viewing is recommended!

#### 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.

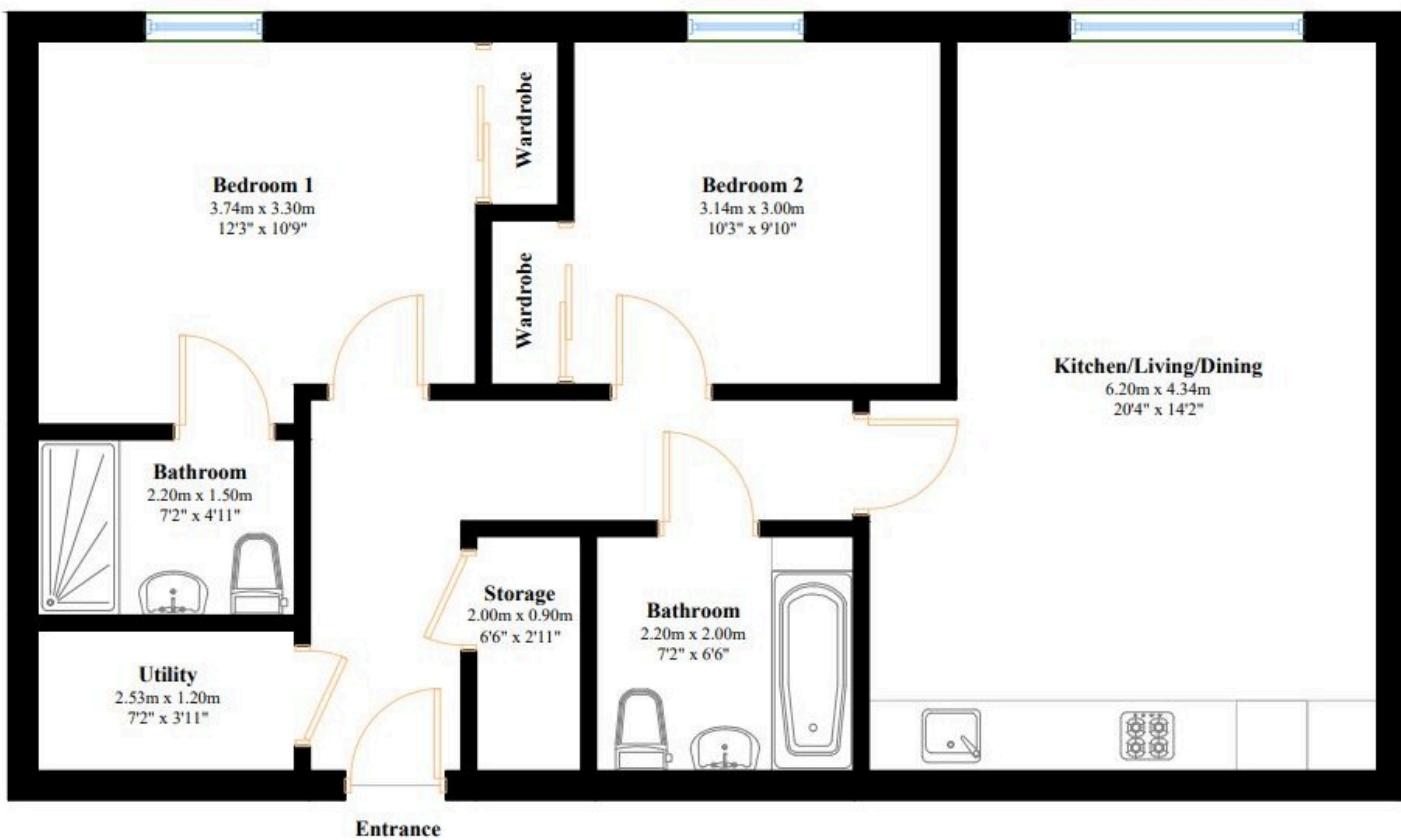
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## Falcondale Court, Park Royal, London NW10



Drawing supplied by:



MTM Interiors  
Interior Design & Renovation

Mobile: 07397

info@mtminteriors.co.uk

www.mtminteriors.co.uk

**Total Approx Internal Area 70 SQ.M/753 SQ.FT**

Disclaimer: As to the accuracy of this rendering, all measurements and floorplan details are for informational purposes only.



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