

Hallfield Estate  
Bayswater, W2

£591,000

🛏️ 3 🚪 1 🏠 Flat/Apartment

**HOMESITE**



# Bright three double bedroom apartment

## FULL DETAILS

Bright three bedroom sixth floor apartment (with lift) located in this iconic Gade II listed estate in the heart of Bayswater. The flat comprises of a large reception room, separate kitchen, three double bedrooms, bathroom and a separate w.c. Superbly located for the vast amenities of Bayswater and Notting Hill, including Queensway with it's exciting new ongoing regeneration and multi billion pound development of Whiteleys. There are excellent transport links nearby including Bayswater, Queensway and Paddington tube stations giving access to a large number of tube lines. The Heathrow Express and Elizabeth line are also easily accessible as is the A40. Hyde Park is a short walk away as is London's bustling West End.

## PROPERTY FEATURES

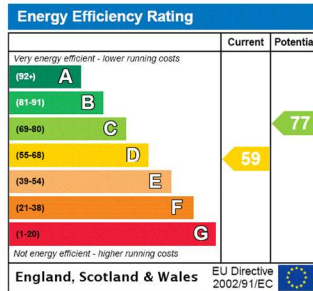
- Full of natural light
- Three Bedrooms
- Separate Kitchen
- Sixth Floor
- Lift
- Short walk to Hyde Park
- Westminster City Council - Band D

## PROPERTY INFO

**TENURE**  
Leasehold

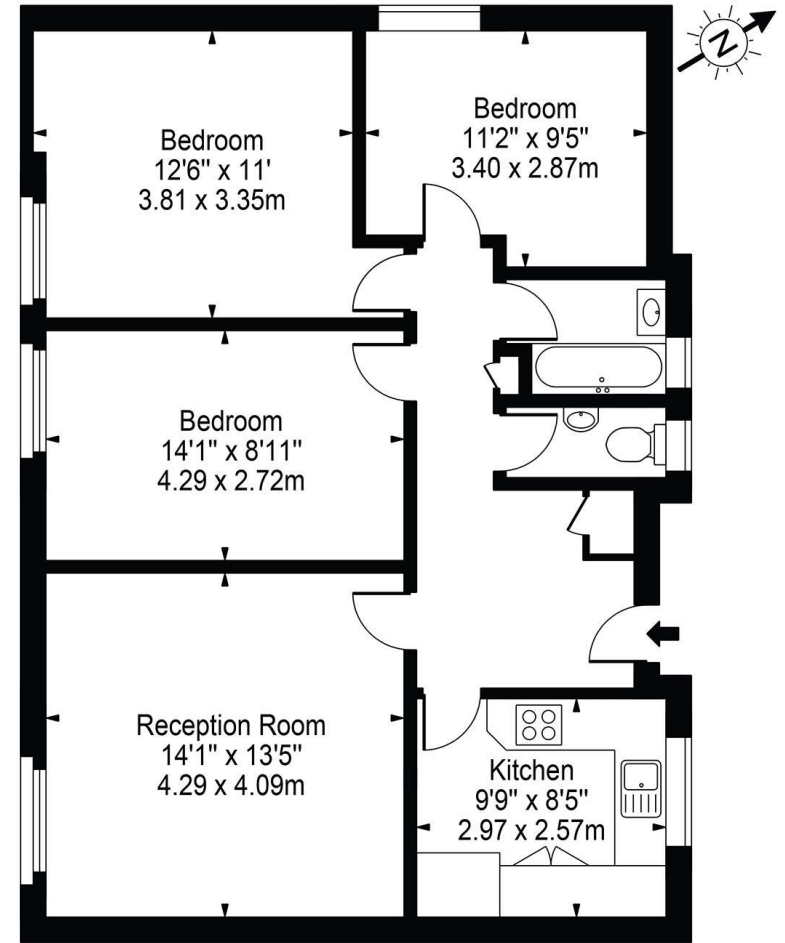
**SERVICE CHARGE**  
£2533.42 (2023 – 2024)

**GROUND RENT**  
£10 pa



## Marlow House, W2

Approx. Gross Internal Area 827 Sq Ft - 76.83 Sq M



### Sixth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

\*Tenant admin fee: 1 person (£100 + VAT), 2 people (£200 + VAT), 3 people (£250 + VAT), 4 people (£300 + VAT), Referencing: £30 per person, Renewal Agreement fee: £50 (including VAT). Typical deposit equal to 6 weeks rent and rent is paid in advance (normally monthly or quarterly). There will be a check out fee at the end of the tenancy, the price of which will depend on the size of the property. N.B. We have produced these sales particulars as a general guide. It is essential that you check with us before undertaking an inspection. We have not carried out a detailed survey of the property and have not tested the services, appliances or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Homesite. The vendor does not make or give and neither Homesite nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.