



Hatherley Grove
Bayswater, W2

£795,000

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HOMESITE

Spacious two double bedroom apartment with concierge

FULL DETAILS

Bright and spacious two double bedroom apartment located on the first floor of this popular portered building on this quiet cul-de-sac in Bayswater. The apartment comprises of a large entrance hall, generous reception room, two double bedrooms, family bathroom, w.c. and a separate kitchen. The building itself has an on-site concierge, lift and is superbly located on this quiet street just off Westbourne Grove. There are a huge variety of shops, restaurants, cafes and transport links on your doorstep. Bayswater and Queensway tube stations (Central, Circle and District lines) are a short walk away as is Paddington Rail and Tube station along with the Heathrow Express and Elizabeth line. It is also in close proximity to the exciting new Whiteleys / Queensway regeneration which promises to make the area an even more vibrant destination in West London.

PROPERTY FEATURES

- Two Double Bedrooms
- First Floor with Lift
- Large Reception Room
- Family Bathroom and separate w.c.
- Concierge
- Approx 812 sq. ft / 75.4 m²
- Council Tax Band D - Westminster City Council

PROPERTY INFO

TENURE
Leasehold, approx. 110 years remaining

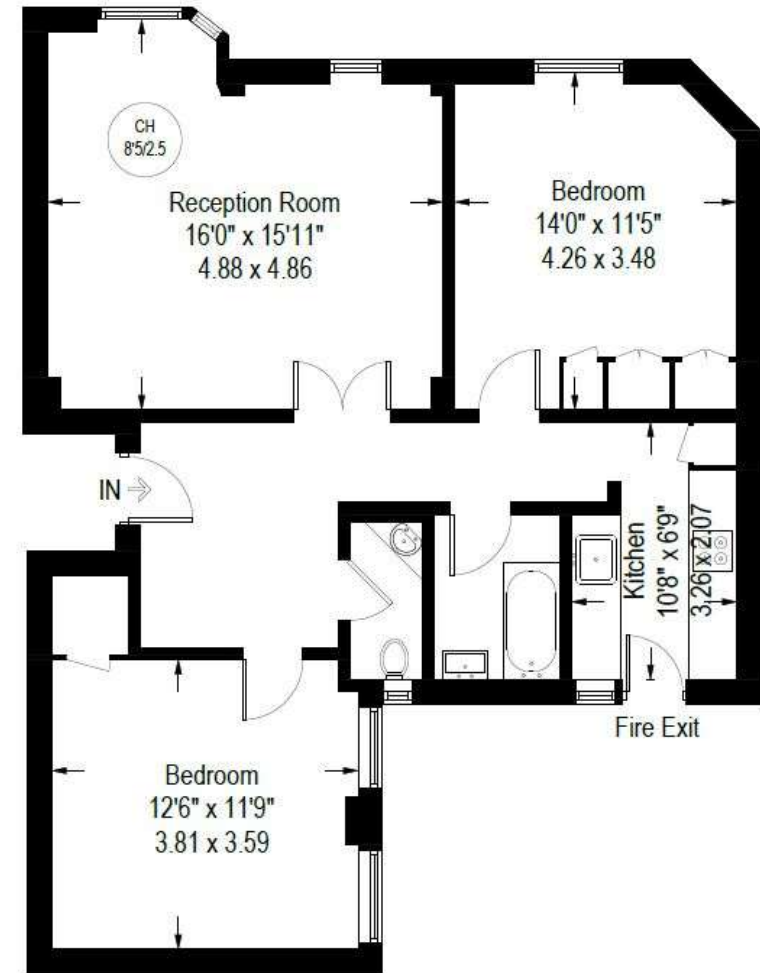
SERVICE CHARGE
approx. £2,002.85 per quarter

GROUND RENT
£25 per quarter

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	82
EU Directive 2002/91/EC			

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Approximate Gross Internal Area = 812 sq ft / 75.4 sq m



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID853351)

*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.