



Craven Hill
Bayswater, W2

£2,088,888

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HOMESITE

Charming two-bedroom house with a private garden

FULL DETAILS

Charming two-bedroom, two bathroom house with off street parking, fantastic south facing garden and balcony.

Located on this popular road in Bayswater the house also has spacious reception room with glass patio doors opening on to the garden, kitchen / breakfast room, guest cloak room and built storage. A short walk from the open spaces of Hyde Park, it is also very close to Lancaster Gate tube, Paddington Mainline Station (with the Heathrow Express) & the Elizabeth line. Queensway with its eclectic mix of restaurants, shops & cafe's is also close at hand along with being in easy reach of London's West End.

PROPERTY FEATURES

- Freehold
- Private Garden
- Spacious Reception Room
- Two Double Bedrooms
- Two Bathrooms
- Downstairs Cloakroom
- Separate Kitchen / Breakfast Room
- Balcony
- Off Street Parking

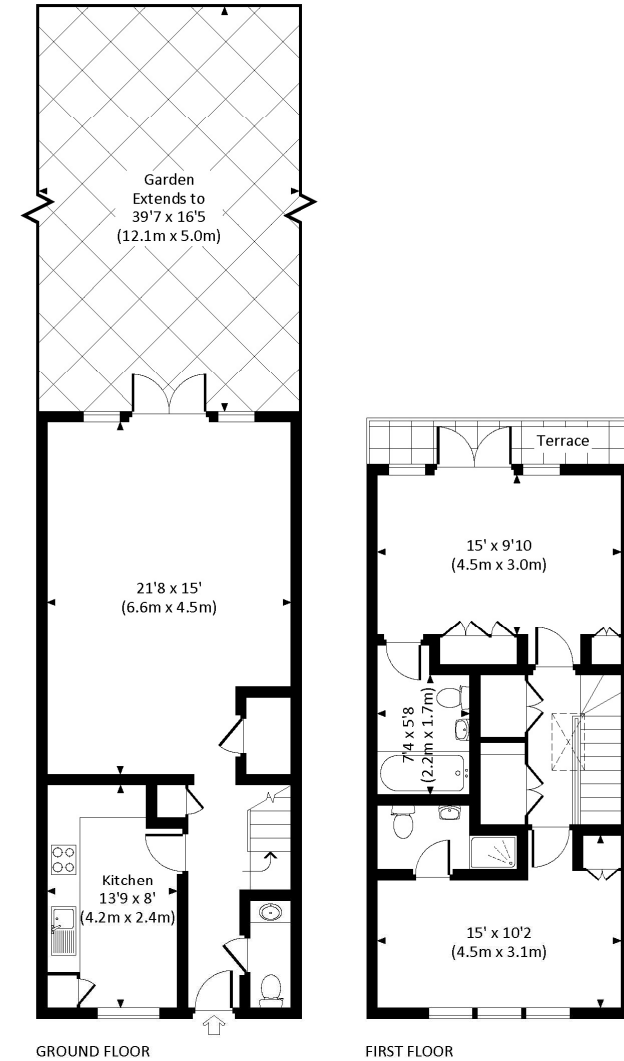
PROPERTY INFO

TENURE
Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

CRAVEN HILL, W2

Approx. gross internal area
1034 Sq Ft. / 96.1 Sq M.



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*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.