

Gloucester Terrace
Bayswater, W2

£425,000

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HOMESITE

First Floor apartment in this period conversion with a private balcony

FULL DETAILS

First floor one bedroom apartment located in this period building on Gloucester Terrace. The apartment is well laid out with a bright reception room that leads onto a balcony, a double bedroom with built in storage, separate kitchen and a family bathroom. Situated moments from Hyde Park and withing walking distance of Oxford Street and the West End. There are also excellent transport links nearby including Lancaster Gate tube (Central line) and Paddington rail and tube station including the Heathrow Express and Elizabeth Line.

PROPERTY FEATURERS

- First Floor
- Balcony
- Period Conversion
- Double Bedroom with built in storage
- Bright Reception Room
- Separate Kitchen
- Council Tax Band C - Westminster Council

PROPERTY INFO

TENURE
Leasehold, approx. 69 years remaining

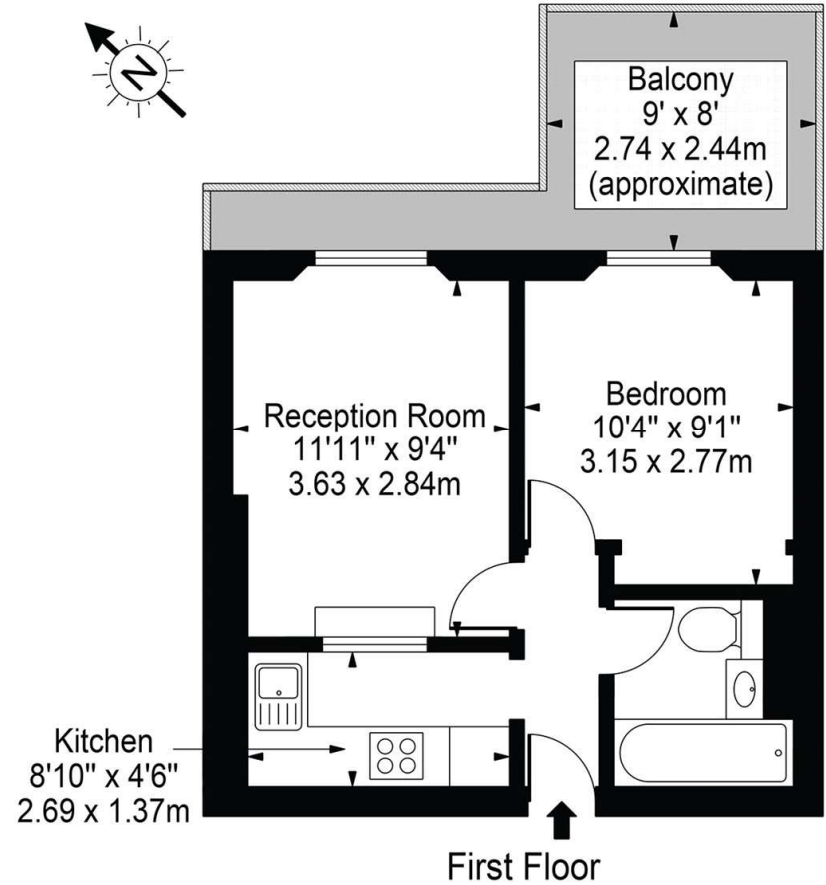
SERVICE CHARGE
approx. £808.15 per quarter

GROUND RENT
£75.00

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Approx. Gross Internal Area 319 Sq Ft - 29.64 Sq M



First Floor
For Illustration Purposes Only - Not To Scale

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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.