

73 Falcondale Court, Lakeside Drive, Park Royal, London, NW10 7FS  
**PRICE GUIDE £449,000**



## PROPERTY DESCRIPTION

A beautifully presented sixth floor apartment with stunning views over London & Wembley Stadium. Benefitting from a private balcony, underground parking and communal Gym and gardens, this development has it all. Located just a short distance from Hangar Lane with connections to Central London and also a short distance from Park Royal with connections to the Piccadilly Line . The property is also located within easy access of Ealing with its boutique shops, fashionable bars and restaurants, the local area also plays host to numerous reputable schools.

- **Stunning Two Bedroom Apartment**
- **En-suite & Bathroom**
- **Open Plan Living & Kitchen**
- **Large Utility Cupboard**
- **0.6 Miles (approx.) to Hangar Lane**
- **Secure Underground Parking**
- **Gym Facilities within Development**
- **Stunning Views Toward Wembley Stadium**
- **Sold Fully Furnished**
- **No Onward Chain**







## ROOM MEASUREMENTS

### Entrance

Via secure entry phone system leading to:

### Communal Halls

With stairs and elevators leading to all floors, our property is located on the sixth floor, private door leading to:

### Entrance Hall

Doors leading to all rooms

### Living Room/Kitchen/Dining Room

22'6" x 16'2"

Double glazed patio doors opening onto private balcony with extended views over Wembley Park & Central London, double glazed window to side, kitchen is comprising of a range of wall and base level units with roll top working surfaces over, integrated appliances to include Fridge Freezer, Cooker, Hob and extractor hood & dishwasher.

### Bedroom One

13'0" x 11'9"

Double glazed window, fitted wardrobes to one wall, door opening to:

### En-Suite

Suite comprising of close coupled WC, wall mounted hand wash basin, enclosed shower cubicle, large mirrored bathroom cabinet, complimentary tiling to walls and floor.

### Bedroom Two

13'0" x 9'0"

Double glazed window, wardrobes.

### Bathroom

Suite comprising of concealed flush WC, wall mounted hand wash basin, panel bath with shower and screen over, complimentary tiling to walls and floor.

### Utility/Store Room

6'11" x 5'5"

Space and plumbing for washing machine and tumble dryer.

### Underground Parking

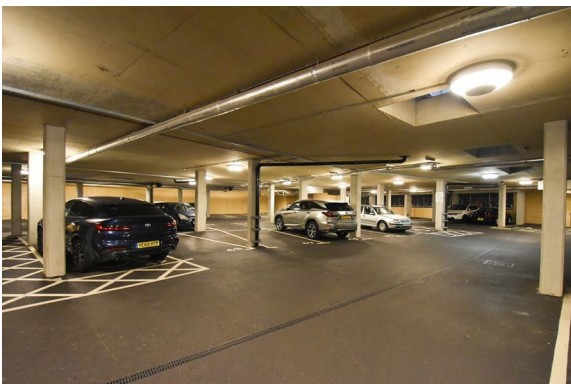
Allocated Parking for X1 vehicle

### Communal Gym

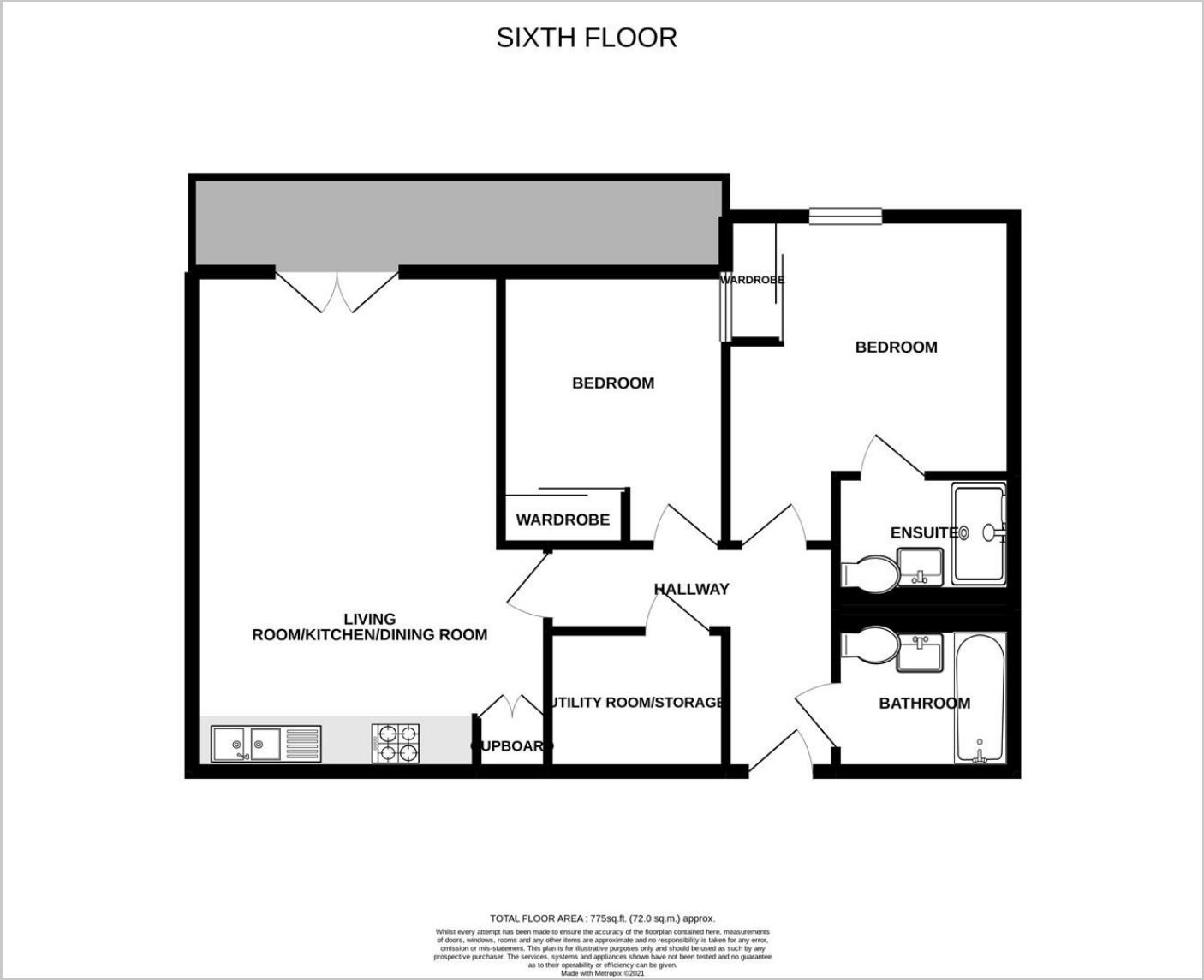
Located on the 1st floor, for private use by Falcondale Residents

### Communal Gardens

Raised planting areas, lawned area.

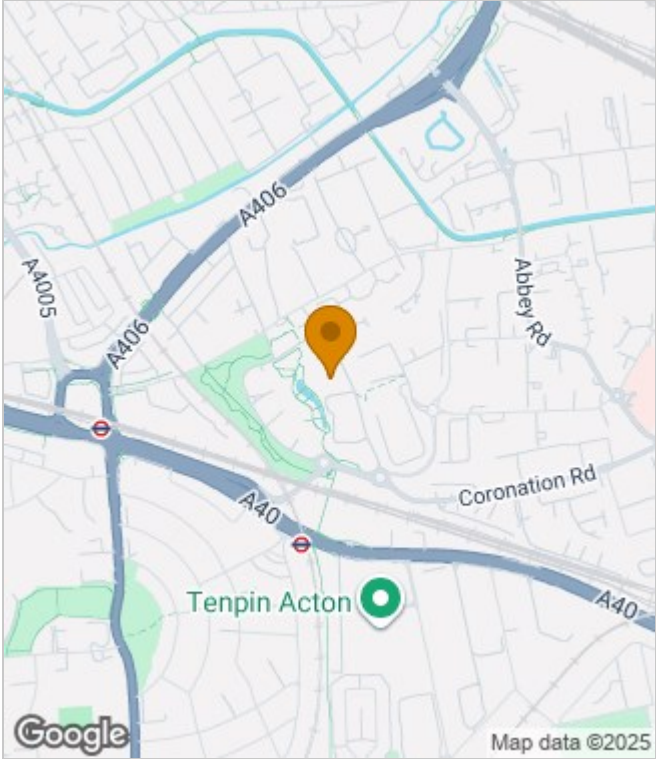


FLOOR PLANS



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AREA MAP



ENERGY PERFORMANCE GRAPH

