



St. Marys Square

London, W2

Offers in the region of £575,000

Three bedroom first floor apartment situated within a gated development on St Marys Square, W2. Accessed from the first floor and arranged over approx. 765 sq ft, the accommodation comprises of an entrance hallway, living room, three bedrooms, bathroom and separate WC. Benefits include modern living, 2 balconies (the larger one to the front and small one to rear), gated development. No chain.

Local Authority: Westminster

Lease length: 86 years remaining - Part of Leasehold Reform Act: As of 31 January 25 you are now able to apply to extend a lease immediately, without having to own the property for 2 years. Contact us for further details.

Service Charge: Approx. £2,900 per annum

Ground rent: £10 per annum

- Three Double Bedrooms
- Gated Development
- Close to Paddington Station and Desirable Little Venice
- Balcony
- Communal Garden
- No Chain

Viewing

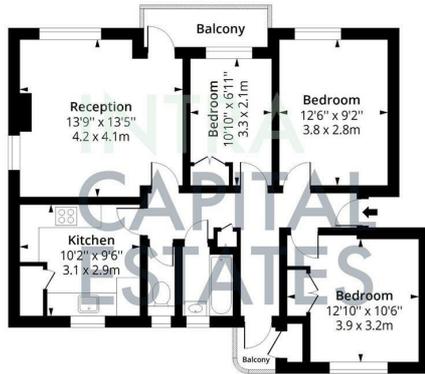
Please contact our Intra Capital Estates Office on 0207 183 6676 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

St Mary's Square, W2

Approx. Gross Internal Area 765 Sq Ft - 71.07 Sq M
Approx. Gross Balcony Area 46 Sq Ft - 4.27 Sq M



First Floor

Floor Area 765 Sq Ft - 71.07 Sq M

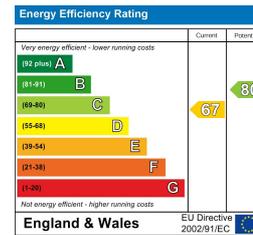
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Area Map



Energy Efficiency Graph



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 21/11/2024



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

INTRA-CAPITAL ESTATES

Paddington Works, 8 Hermitage Street, London, W2 1BE

Tel: 0207 183 6676 Email: info@intra-capital.co.uk

www.intra-capital.co.uk

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MODERN APPROACH TRADITIONAL VALUES

