



# To Let

Fountain Park Way | London | W12

Apartment

**£680 Per Week** | Furnished

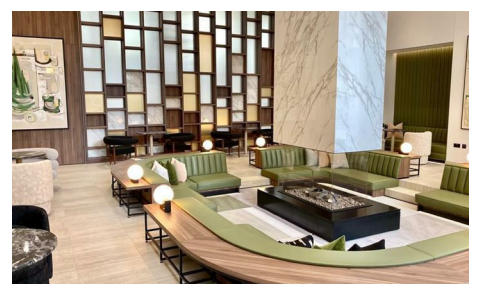
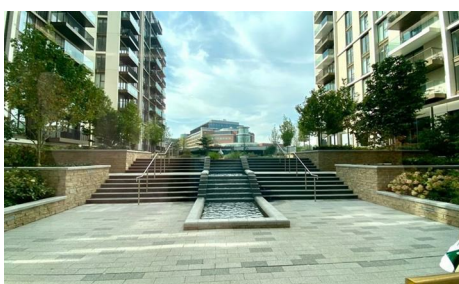
1 Reception | 1 Bedroom | 1 Bathroom

- One Bedroom
- One Bathroom
- Private Balcony
- Underfloor Heating
- Air Conditioning
- 24 Hour Concierge
- Cinema Rooms
- Gym With Pool
- Entertainment Room With Golf Simulator
- 1 Min from Wood Lane Underground And Westfield Shopping City E



*Hawks*

FREEDOM TO MOVE



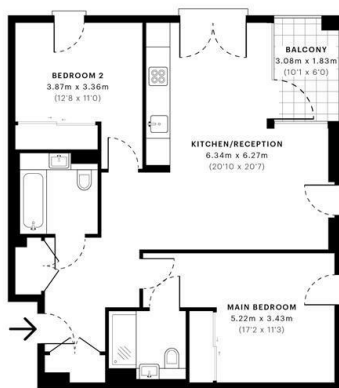


**Belvedere Row, W12**

CAPTURE DATE: 07/09/2021 LATEST SOA/FLOORPLAN: 2,182,840

GROSS INTERNAL AREA

73.20 sqm / 787.92 sqft



— Tenth Floor

GROSS INTERNAL AREA (GIA)  
73.20 sqm / 787.92 sqft

NET INTERNAL AREA (NIA)  
70.11 sqm / 754.66 sqft

EXTERNAL STRUCTURAL FEATURES  
5.13 sqm / 55.32 sqft


RESTRICTED AREA (REDA)  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and graphics are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

AREA INFORMATION: 73.20 sqm / 787.92 sqft  
NET AREA INFORMATION: 70.11 sqm / 754.66 sqft  
SPEC VERIFIED: 73.20 sqm / 787.92 sqft

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>87</b>	<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

Set in the Berkley Homes development in the heart of Shepherd's Bush, is this ultra modern ONE bedroom ONE bathroom apartment set over 789sq ft on the 10th floor it sits right beside Westfields Shopping City and has everything you would expect from this prestigious developer.

It comprises of a large open plan kitchen / Lounge with balcony and double opening doors to a Juliet balcony bringing plenty of light and fresh air into the property. There's a fully fitted modern kitchen with built in appliances by Miele including wine cooler, the master bedroom is carpeted and benefits from built in wardrobes and ensuite shower room, the additional double bedroom is also carpeted and again has built in storage, there is also a large family bathroom.

The property benefits from underfloor heating, air conditioning, double glazing two large storage cupboards one housing the washer dryer.

The residents also freely enjoy from 24 hours security, concierge, CCTV, biometric security throughout the building lift access, resident's lounge, meeting room, business center, reading area, beautiful swimming pool, spa, top-end fully-equipped onsite gym facility, entertainment room with golf simulator, private kitchen and dining facility, communal gardens and high-spec cineplex (personal Blu-ray disc on demand & PS4 Pro available,

The property enjoys easy access to a number of transport stations, with Wood Lane, White City & Shepherd's Bush Underground, Overground & Train Stations being close by (Central, Circle, District, Hammersmith & City Lines, Overground & Southern Trains). There are also plenty of local buses available along the area.



**Hawks**

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