



**Falcondale Court Lakeside Drive, Park Royal NW10 7FR**



**welcome to**

## **Falcondale Court Lakeside Drive, Park Royal**

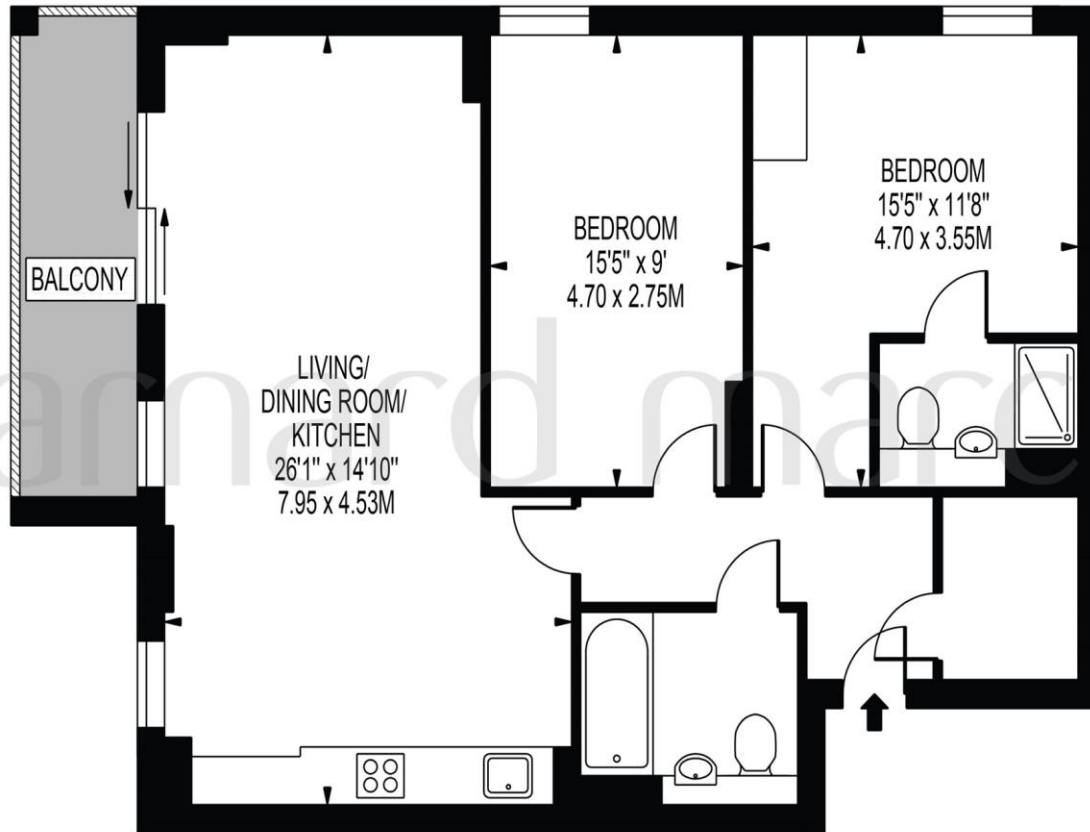
This fourth floor two double bedroom well-presented apartment in a modern newer building Park Royal/Hanger Lane and is circa 825 sq. ft. of living space. The property offers a 26' bright and airy reception and open plan kitchen/dinner with attractive granite work tops and modern integrated appliances and access to the private balcony with views of London, a master double bedroom with built in wardrobes and en-suite bathroom, a second double bedroom also with built in wardrobes and a separate family bathroom. Other benefits include engineered wood flooring, led spotlights throughout, a large hallway storage cupboard, a long lease, landscaped communal gardens, a parking space and residents' onsite gym.

Hanger Lane & Park Royal tube station is within a short walk offering the Central & Piccadilly line and Ealing Broadways & Westfield centre are both within easy access which offers the popular shopping centre, an abundance of restaurants, cafes and bars.



## FALCONDALE COURT, LAKESIDE DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 821 SQ FT - 76.27 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
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## Falcondale Court Lakeside Drive, Park Royal

- Two double bedrooms modern apartment
- Two bathrooms
- Residents' gym
- Communal gardens
- Private balcony

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 3000.00

Ground Rent: 570.00

### Guide Price **£450,000**

Falcondale Court is situated in Lakeside drive and is ideally located for Hanger Lane tube station, local amenities and the A40.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EAL109467 - 0002

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