



Garway Road, London

First Floor Apartment

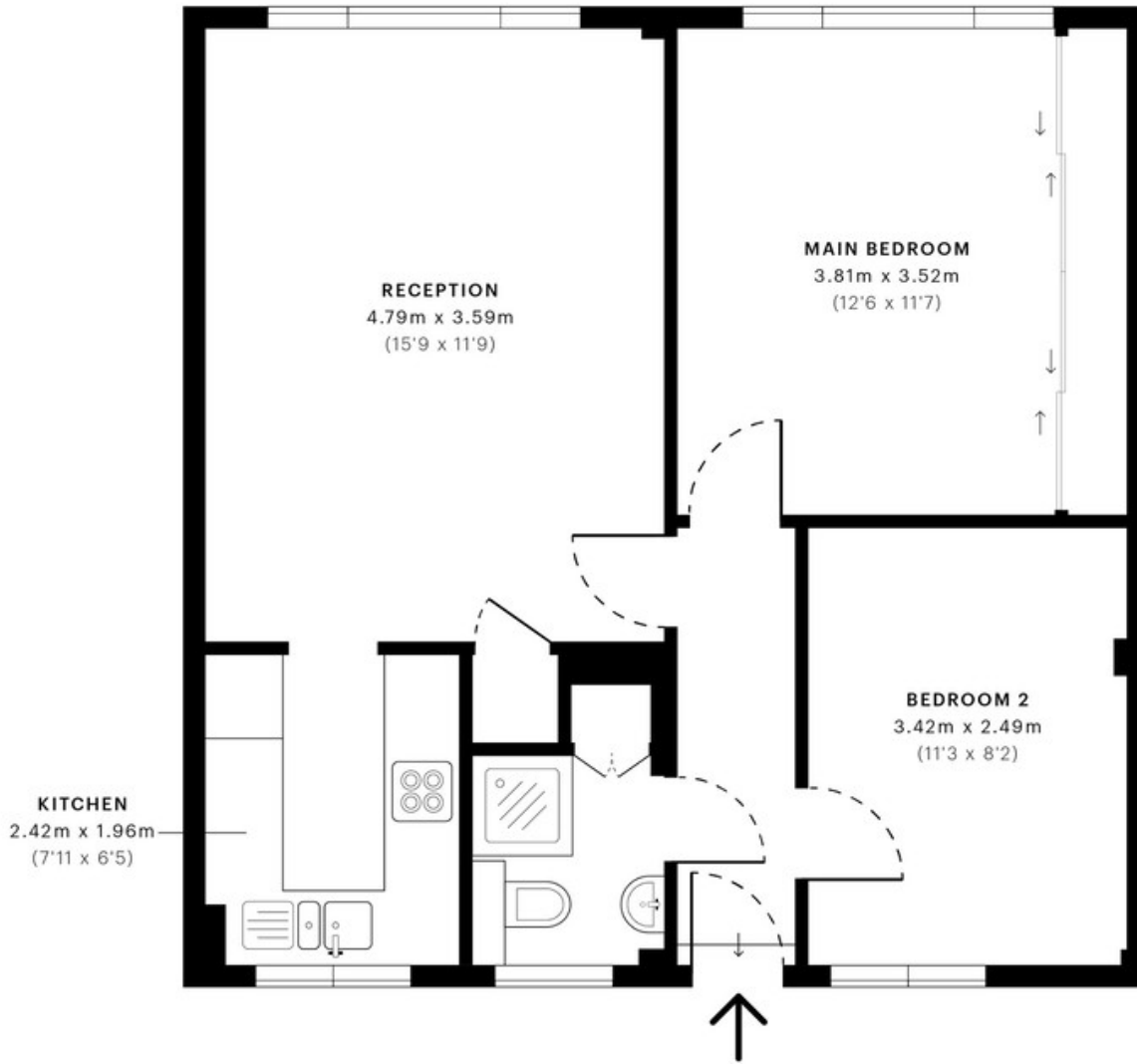
Asking Price Of: £700,000

This long lease, bright apartment just down the road from Hyde Park is being offered to the market chain free. Benefitting from a modern, open layout featuring plenty of storage and two well balanced bedrooms, this flat is perfect for both entertaining in as well as relaxing, in a tucked away street in the heart of Bayswater and Notting Hill. With low annual costs and 130 years remaining on the lease, this is a unique opportunity to buy a home that works both for now and as a solid investment over the years. Early viewings are strongly recommended.



- Two bed first floor apartment
- Modern, open plan kitchen / living room with plenty of built in storage throughout
- Long lease
- Walking distance to Bayswater, Notting Hill Gate and Royal Oak Station
- Located just around the corner from sought after local and international shops, restaurants and Portobello Market
- Situated a stone's throw from a large Waitrose and M&S Food Hall
- Walking distance to Hyde Park and Kensington Gardens

Situated on a quiet street which branches off the popular Westbourne Grove the flat is only a short walk to Hyde Park as well as to nearby Bayswater and Queensway Tube stations. Surrounded by a plethora of excellent local independent shops, cafes and restaurants to explore and enjoy on Westbourne Grove and along Queensway, there is also a large Waitrose and newly opened M&S as well as other prestigious national chains on the doorstep. The new Whitely's Development nearby continues to draw new businesses to the area whilst building on the local community growing popularity. This centrally located apartment on the edge of the park provides a fantastic base from which to venture out and experience all the capital has to offer.



— First Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
52.54 sqm / 565.54 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes washrooms, restricted head height
49.98 sqm / 537.98 sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens 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.

IPMS 3B RESIDENTIAL 53.73 sqm / 578.34 sqft
IPMS 3C RESIDENTIAL 51.30 sqm / 552.19 sqft

SPEC ID 60bf3fb16d344d0de0b78182

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Westways



Tenure: Leasehold

Lease Remaining: 130

Gross Internal Area: 566 sqft

Service Charge: £1,400 p/a

Ground Rent: N/A

Local Authority: Westminster City Council

Council Tax Band: E

EPC Rating: C

In accordance with the 1993 Misdescriptions Act: The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order. Neither has the Agent checked the legal documents to verify the Leasehold/Freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

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