





LEASEHOLD

2 BEDROOMS, 2 BATHROOMS, 1 RECEPTION ROOM



2-Bedroom Apartment with Allocated Parking in Falcondale Court, Park Royal, NW10

Century 21 is proud to present this beautiful two-bedroom apartment, located within the highly sought-after Falcondale Court development on Lakeside Drive. This residence has been meticulously maintained and offers a spacious layout that sets it apart from other units in the building.

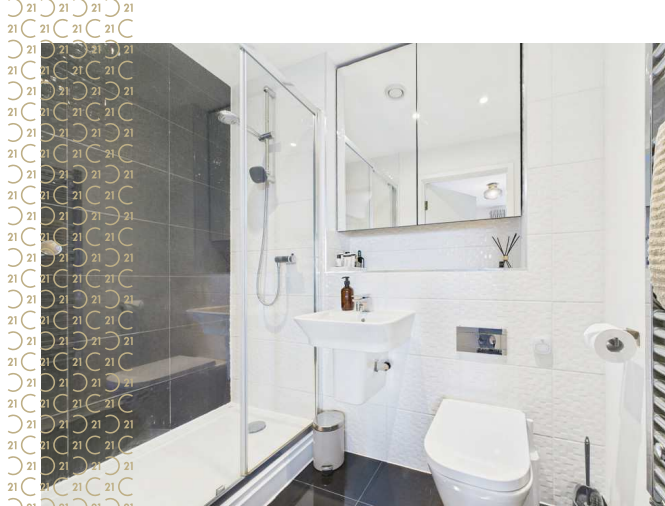
The heart of the home is a luxurious, open-plan kitchen, dining, and living area, perfect for both everyday living and entertaining. Both of the two bedrooms come with fitted wardrobes and the property features two well-appointed bathrooms, including an en-suite to the master bedroom, providing both convenience and privacy. Enjoy your morning coffee or evening drink on the generous-sized balcony, which offers far-reaching views all the way to the London Eye.

For those who enjoy an active lifestyle, the development boasts a residents' gym and a secure private park for Lakeside Drive residents. This park is perfect for picnics, dog walks, or playing with kids. Other incredible amenities in this sought-after development include a Co-Op for your daily grocery shopping, barber, and restaurants.

Safety and security are paramount here. The building has just undergone extensive refurbishment to its facade, ensuring compliance with all the latest fire safety standards and holding a valid EWS1 certification. The location offers a peaceful and quieter life while providing exceptional connectivity.

The property not only benefits from allocated parking space but is also ideally situated right between Hanger Lane Station (Central Line) and Park Royal Underground Station (Piccadilly Line), with the 226 bus to Ealing Broadway right on your doorstep.

This is more than just a home; it's a lifestyle. This bright and modern apartment is in excellent condition, ready for you to move straight into, and is a must-see for anyone seeking a blend of city convenience and suburban tranquillity.



PROPERTY
FALCONDALE COURT, PARK ROYAL, LONDON, NW10

At a glance:

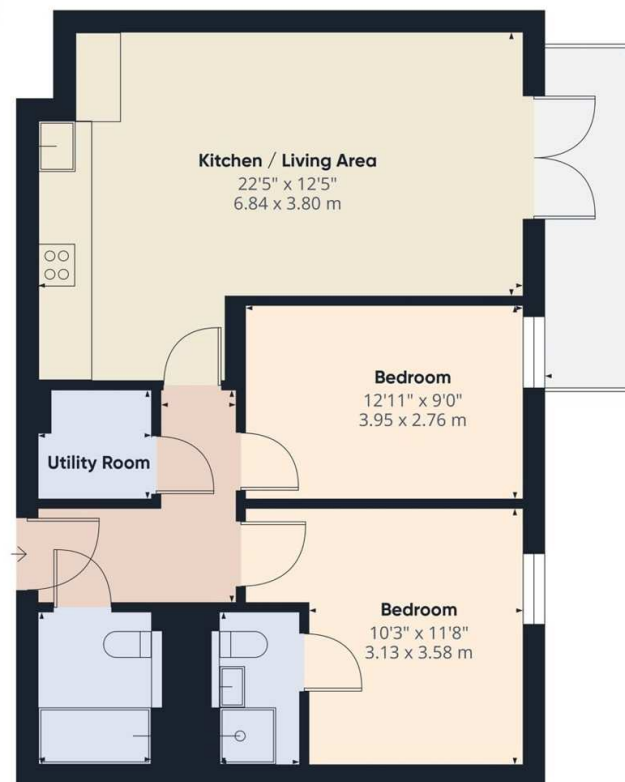
- 2 Bedrooms, 2 Bathrooms
- Bright & Airy Open Plan Reception Room
- Balcony with Views
- Onsite Residents Gym
- Lift
- Secure Allocated Parking
- Residential Communal Gardens with a Pond
- Long Lease 239 years
- Moments from both Piccadilly (Park Royal) and Central (Hanger Lane) lines

Other Information:

Lease: 239 years remaining

Service Charge: £2,700 per annum

Ground Rent: £570 per annum



- Fifth Floor -



APPROX. GROSS INTERNAL AREA
The footprint of the property
766.38 ft² / 71.2 m²



APPROX. EXTERNAL STRUCTURAL FEATURES
Balconies, Terraces, Etc
73.0 ft² / 6.8 m²



This floor plan is for illustration purposes only - Not To Scale
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. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright: turokmedia.com

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | 86 | 86 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |