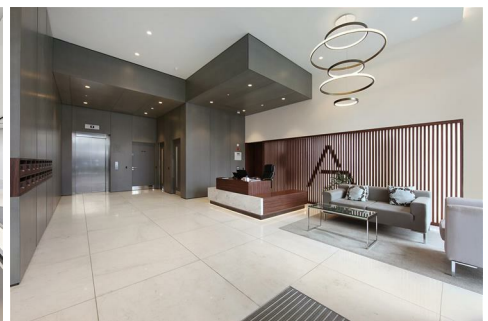




FIELDHOUSE

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FHRES.CO.UK



Apartment 302, Apartment 302 Aird House, 117 Inverness Terrace, London, W2 6JF

Unfurnished three double bedroom penthouse apartment. Aird House development is a collection of fifteen fabulous one, two and three bedroom, high-specification apartments located moments from the shops and restaurants of Queensway as well as Bayswater and Queensway underground Station and the vast open spaces of Hyde Park.

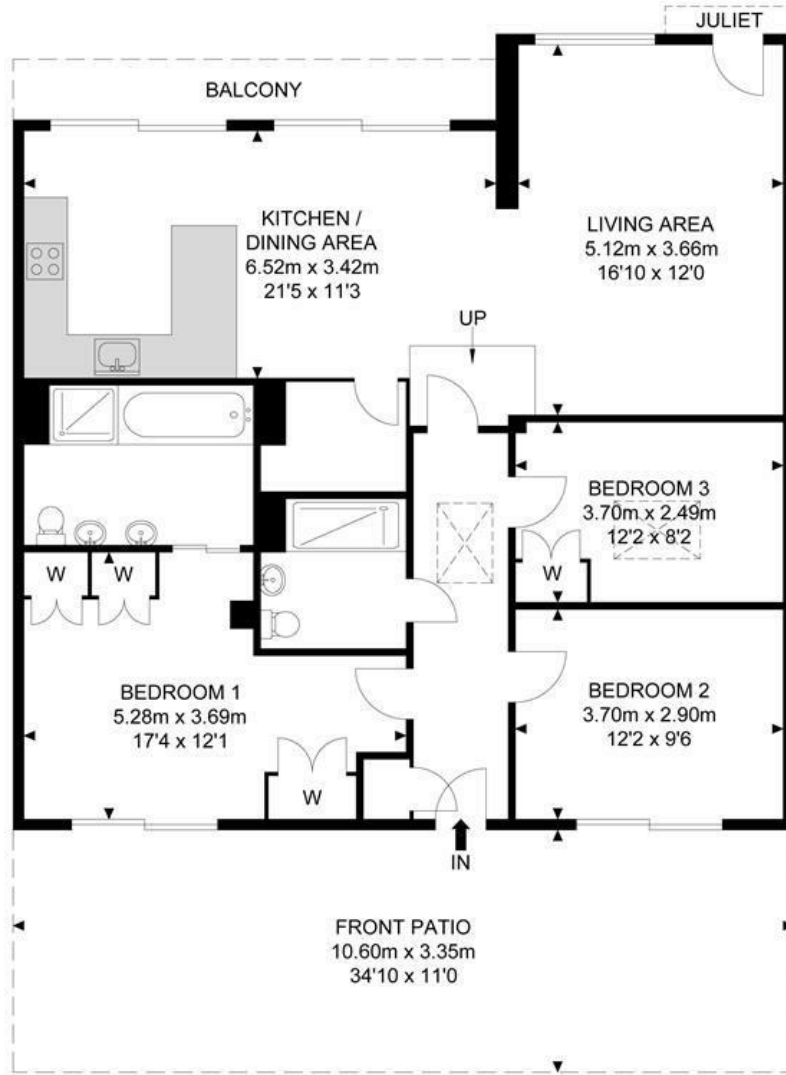
The property adopts a timeless simple elegance with magnificent picture frame windows flooding the rooms with natural light, high specification kitchens and bathrooms, under floor heating and comfort cooling. The accommodation comprises open plan lounge/kitchen with space for dining and relaxing, master bedroom with en-suite shower room, two further double bedrooms and family bathroom with shower over bath. The property has beautiful hard wood floors throughout the open plan kitchen/lounge and hallway and carpets in the bedrooms. Available November 2024.

Minimum Length of Tenancy: 12 Months
Council Tax: Westminster
Council Tax Band: G

- OPEN PLAN LIVING ROOM
- MODERN KITCHEN
- THREE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- FAMILY SHOWER ROOM
- CONCIERGE
- GYM FACILITY
- AVAILABLE BEGINNING OF OCTOBER 2024

£4,983 PCM*

Aird House



3rd Floor



APPROX. GROSS INTERNAL FLOOR AREA 1123.75 SQ FT / 104.40 SQM
 APPROX. GROSS EXTERNAL FLOOR AREA 456.38 SQ FT / 42.40 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement, this plan is for illustrative purposes only and should be used as such by any prospective purchaser, the service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

© SpacePhoto

Photography and Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	84	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	88	88
England & Wales	EU Directive 2002/91/EC	



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