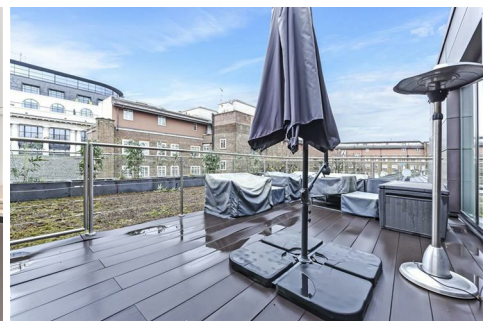




# FIELDHOUSE

T: +44 (0)20 7013 0770  
F: +44 (0)20 7731 1964  
PROPERTY@FHRES.CO.UK  
FHRES.CO.UK



## Apartment 304 Aird House, 117 Inverness Terrace, London, W2 6JF

Two double bedroom first floor apartment located in Aird House, 117 Inverness Terrace. The development is a collection of fifteen fabulous brand new one, two and three bedroom, high-specification apartments available to Let 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, second double bedroom 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 Immediately.

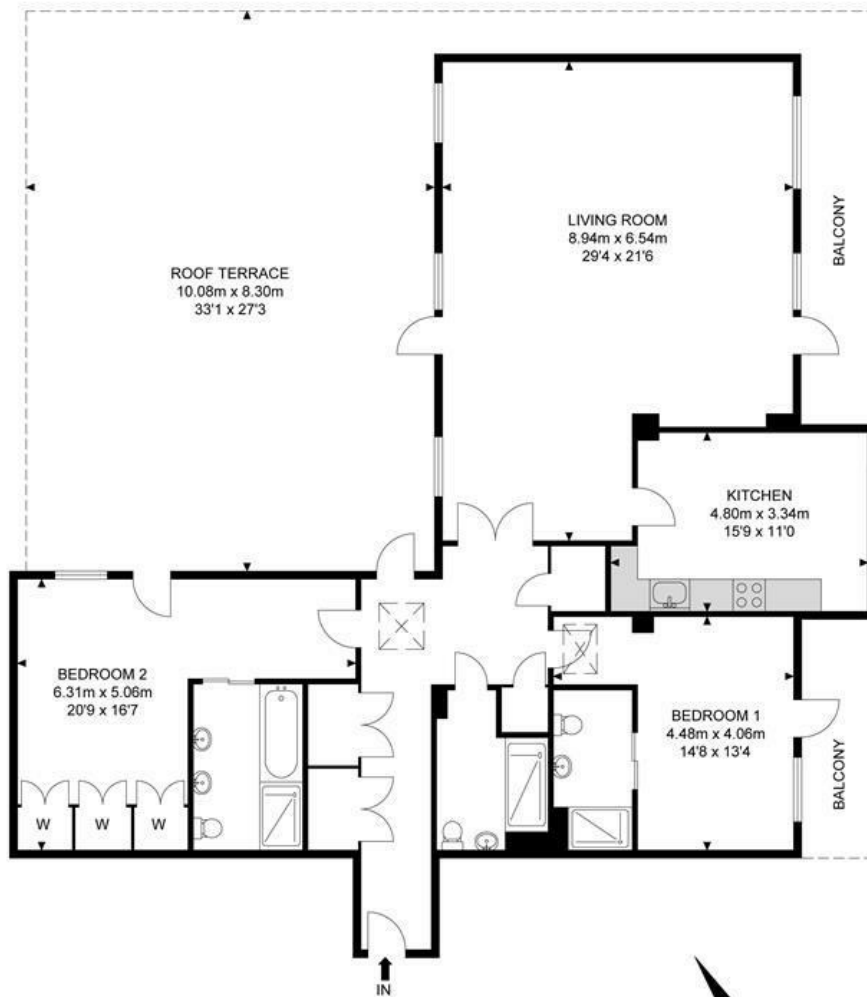
Minimum Length of Tenancy: 12 Months  
Council Tax: Westminster Council  
Council Tax Band: G

- FURNISHED OR UNFURNISHED
- TWO BEDROOMS
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- OUTSIDE TERRACE
- AVAILABLE IMMEDIATELY

**£5,300 PCM\***



# Aird House



3rd Floor



APPROX. GROSS INTERNAL FLOOR AREA 1545.69 SQ FT / 143.60 SQM  
APPROX. GROSS EXTERNAL FLOOR AREA 1100.07 SQ FT / 102.20 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



**FIELDHOUSE RESIDENTIAL LIMITED**

Registered Address: 94 Wandsworth Bridge Road, London SW6 2TF  
Registered in England No. 5097508 VAT No. GB 839 5267 87

