



Baird House, White City Estate, London, W12 7PS

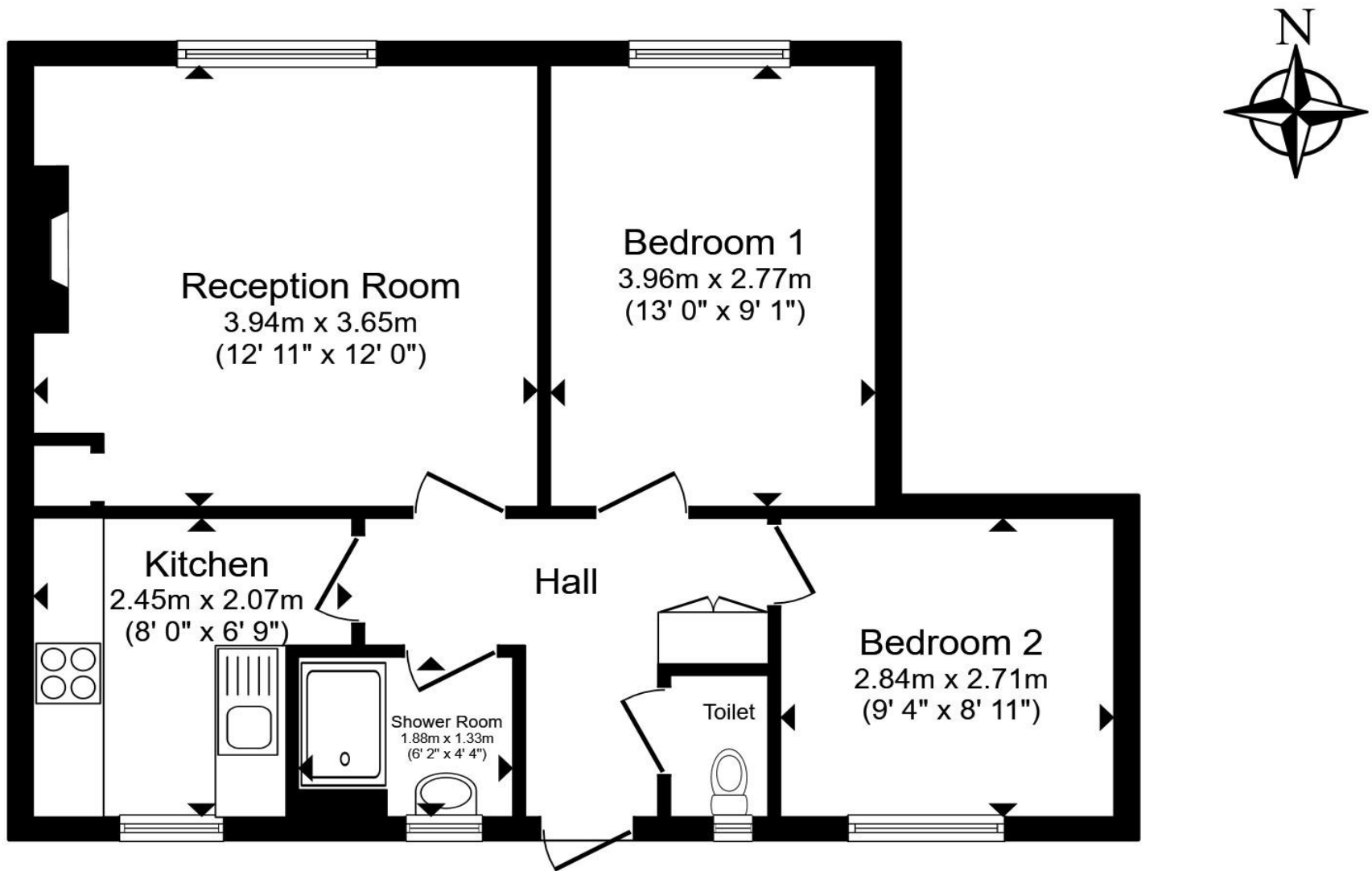
Welcome to

Baird House, White City Estate, London

A well-presented, purpose built two-bedroom apartment in the heart of White City. The flat has a separate kitchen, living room, bathroom/wc and two double bedrooms. This property would be ideal for a first-time buyer or an investor alike. Located a short walk from the shops and cafés of Shepherds Bush. Westfield shopping centre and the Central Line are located close by.

Situated in one of West London's most dynamic neighbourhoods, the property sits at the centre of the White City Innovation District, where millions of recent investments from Imperial College have driven exceptional growth and strong rental demand from students and professionals. With Westfield London, multiple tube stations, local amenities, parks, and excellent schools all close by, this is an exceptional opportunity for someone.





Total floor area 54.3 m² (584 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Baird House White City Estate, London

- Purpose Built Flat - 3rd Floor
- Two Double Bedrooms
- Moments From Westfield Shopping Centre
- Chain Free
- Excellent Transport Links

Tenure: Leasehold EPC Rating: C

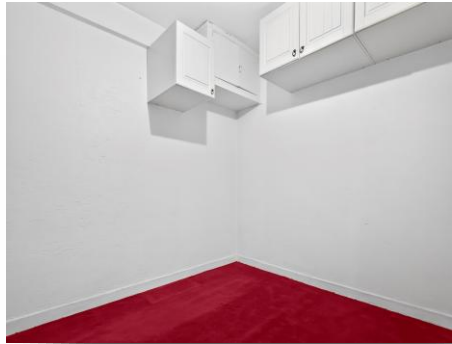
Council Tax Band: A Service Charge: 1370.76

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

A well-presented, purpose built two-bedroom apartment in the heart of White City.

offers in excess of **£300,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WKT107624



Property Ref:
WKT107624 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

barnard marcus



020 7603 1384



WestKensington@barnardmarcus.co.uk



66 - 68 Shepherds Bush Road, West
Kensington, LONDON, W6 7PH



barnardmarcus.co.uk