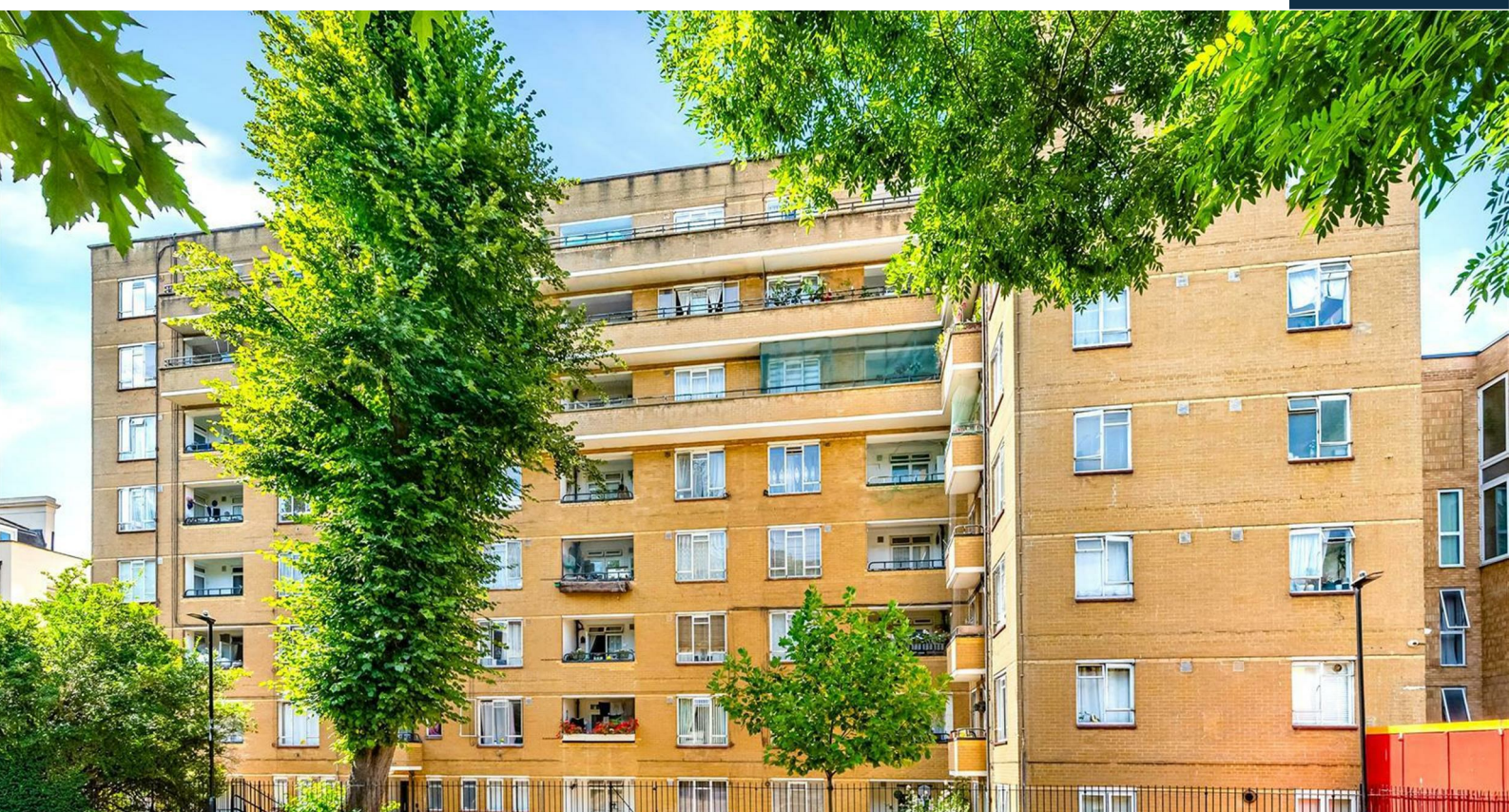




John Aird Court , London, W2

Offers in the region of £500,000

A bright and spacious two double bedroom apartment situated on the first floor of a well-maintained purpose-built building within a popular development, conveniently located close to both Paddington and the desirable Little Venice.

The accommodation comprises an entrance hallway, two double bedrooms, a spacious living room, a separate kitchen, a bathroom, a separate WC and useful storage space. Both the principal bedroom and living room have direct access to a private balcony.

Further benefits include an extended lease of approximately 172 years, a lift serving the building, and excellent levels of natural light throughout.

The property is well positioned for the amenities, transport links and open spaces of Paddington and Little Venice, making it an attractive option for both owner-occupiers and investors.

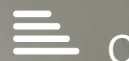
Service charge: £2537.04

Ground rent: £10 per annum, fixed for the term
Local Authority: Westminster City Council

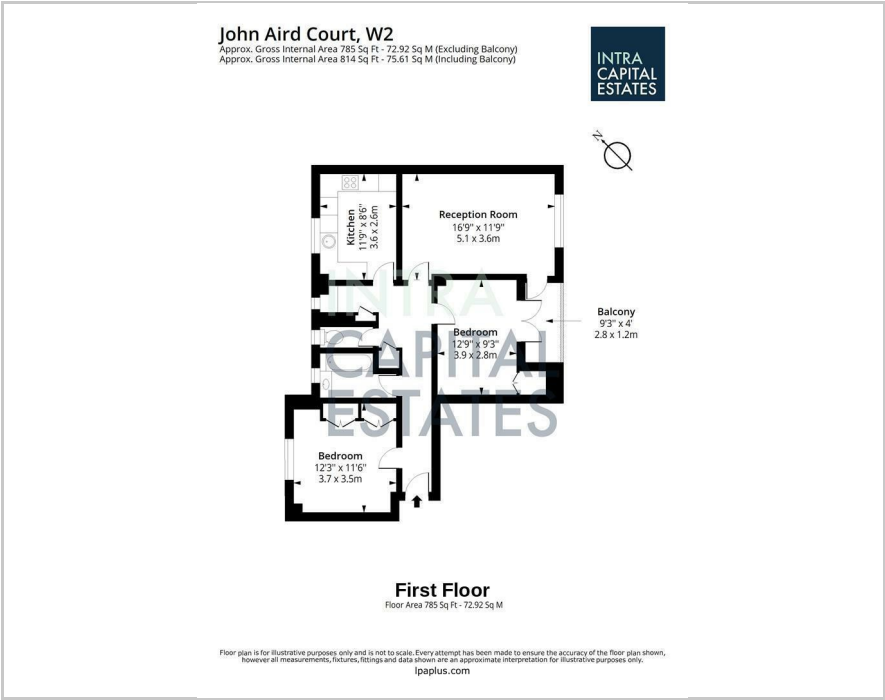
- Two Double Bedroom Apartment
- First Floor (Building with Lift)
- Spacious
- Private Balcony
- Close To Amenities and Transport Links
- Lots of Natural Light
- Long Lease
- No Chain

Viewing

Please contact our Intra Capital Estates Office on 0207 183 6676 if you wish to arrange a viewing appointment for this property or require further information.



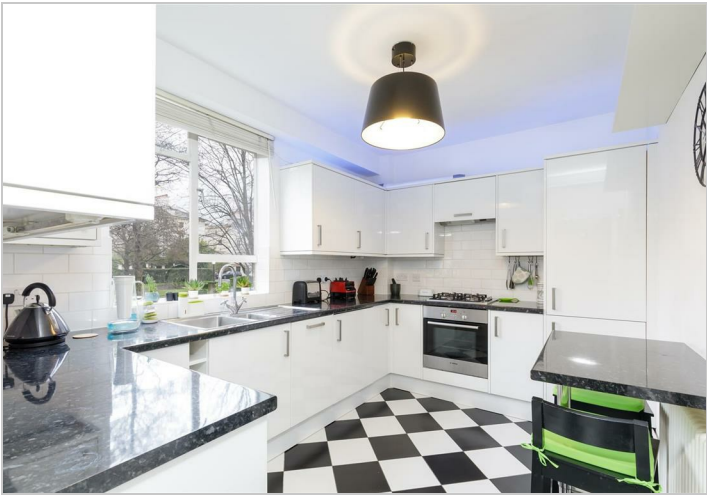
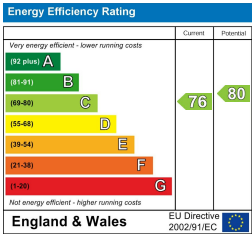
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

INTRA-CAPITAL ESTATES

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MODERN APPROACH
TRADITIONAL VALUES

