



# Blomfield Villas

London, W2

**Guide price £555,000**

Nestled in the charming area of Blomfield Villas, W2, this delightful three-bedroom apartment offers a perfect blend of comfort and convenience. Spanning an impressive 750 square feet, this spacious residence is situated on the second floor of a low-rise block, providing a peaceful retreat in the heart of the city.

Upon entering, you are welcomed by a generous hallway that leads to a bright and airy living room (currently being used as a bedroom), ideal for both relaxation and entertaining. The apartment boasts three well-proportioned bedrooms, each offering ample space for personalisation and comfort. The kitchen is functional and ready for your culinary adventures, while the bathroom and separate WC add to the practicality of this home. There is also a balcony which can be accessed from both the living room and kitchen.

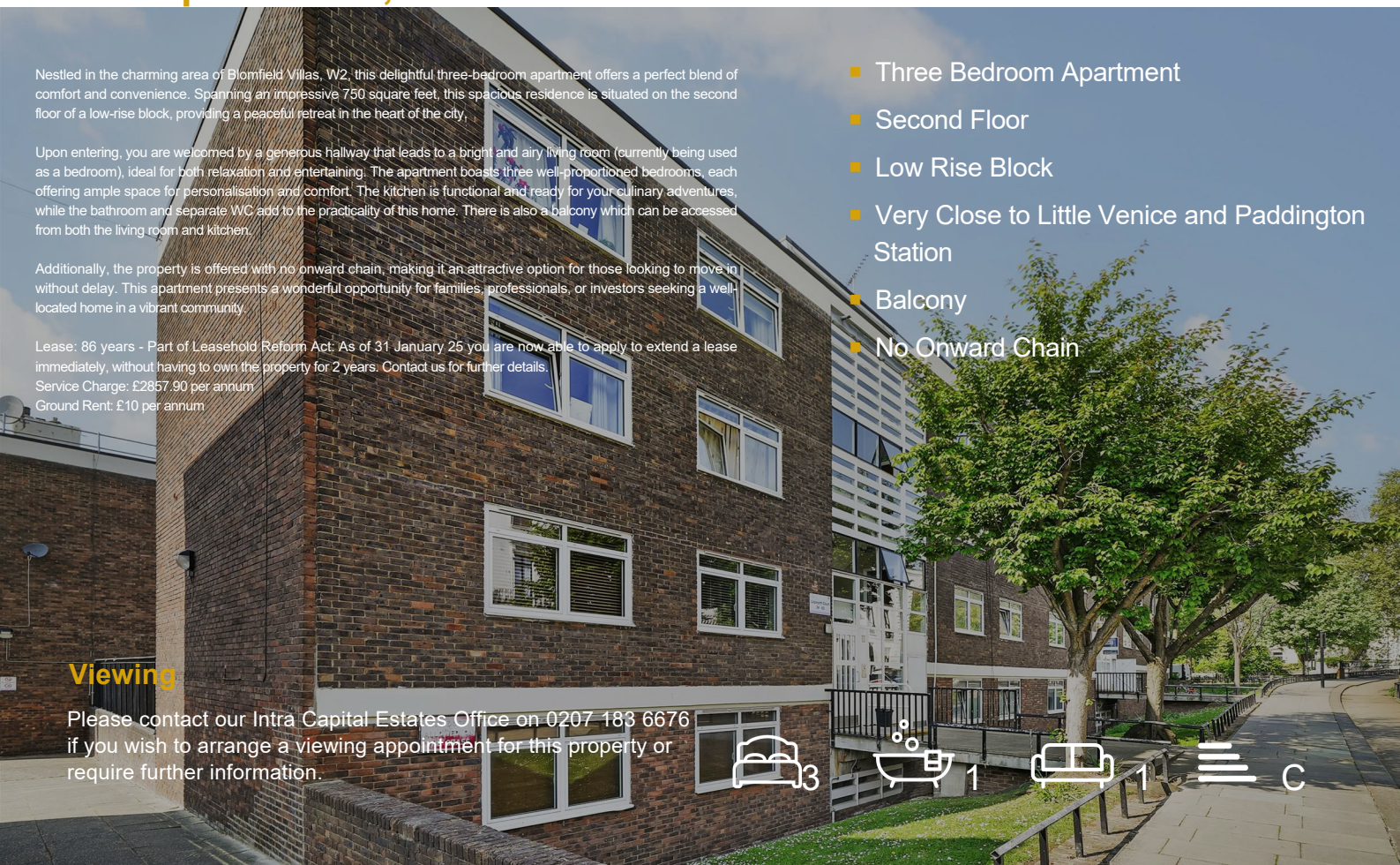
Additionally, the property is offered with no onward chain, making it an attractive option for those looking to move in without delay. This apartment presents a wonderful opportunity for families, professionals, or investors seeking a well-located home in a vibrant community.

Lease: 86 years - Part of Leasehold Reform Act: As of 31 January 25 you are now able to apply to extend a lease immediately, without having to own the property for 2 years. Contact us for further details.  
Service Charge: £2857.90 per annum  
Ground Rent: £10 per annum

- Three Bedroom Apartment
- Second Floor
- Low Rise Block
- Very Close to Little Venice and Paddington Station
- Balcony
- No Onward Chain

## Viewing

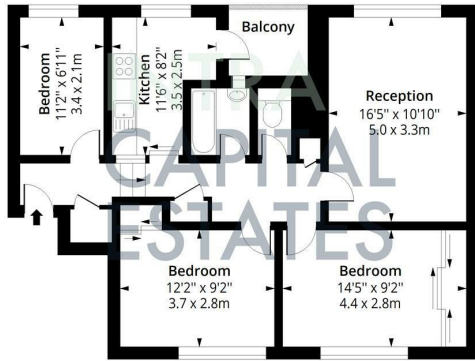
Please contact our Intra Capital Estates Office on 0207 183 6676 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan

### Blomfield Villas, W2

Approx. Gross Internal Area 795 Sq Ft - 73.86 Sq M  
Approx. Gross Balcony Area 33 Sq Ft - 3.07 Sq M



Floor Area 795 Sq Ft - 73.86 Sq M

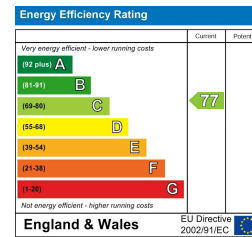
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## Area Map



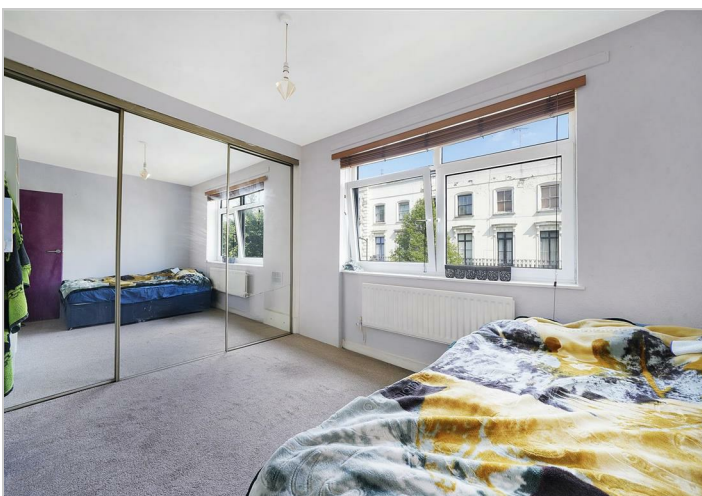
## Energy Efficiency Graph



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 29/04/2025



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 fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's 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

