

Flat 25, Falcondale Court Lakeside Drive, Park Royal, London, NW10 7FR
OFFERS IN THE REGION OF £449,995



PROPERTY DESCRIPTION

Gateway is delighted to bring to the market this modern two-bedroom, second-floor apartment in Park Royal, West London.

Part of the Falcondale Court complex, this wonderful property benefits from spacious open plan living, a private balcony and an immaculate en-suite bathroom to the master bedroom.

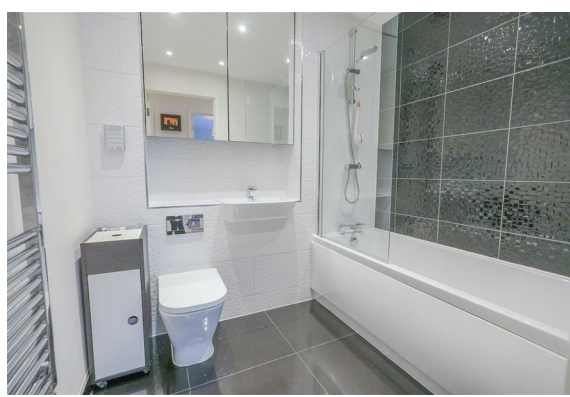
There are an abundance of private facilities on this development for you to enjoy, including stunning green terraces, a gym packed with the essentials and private access to a beautifully scenic garden area.

There are fantastic transport links into Central London, with Hanger Lane station just a short distance away, along with plenty of local amenities too.

Don't delay! Contact Gateway today to book your viewing!

- **Stunning Two Bedroom Apartment**
- **En-suite & Bathroom**
- **Open Plan Living & Kitchen**
- **Large Utility Cupboard**
- **0.6 Miles (approx.) to Hanger Lane**
- **Secure Underground Parking**
- **Gym Facilities within Development**
- **Stunning Views**
- **Option to purchase existing furniture**
- **No Onward Chain**





ROOM MEASUREMENTS

Entrance

Via secure entry phone system leading to:

Communal Halls

With stairs and elevators leading to all floors, our property is located on the second floor, private door leading to:

Living Room/Kitchen/Dining Room

26'0" x 14'10"

Double glazed patio doors opening onto private balcony with extended views, double glazed window to side, kitchen is comprising of a range of wall and base level units with granite working surfaces over, integrated appliances to include Fridge Freezer, Cooker, Hob and extractor hood & dishwasher.

Bedroom One with En-Suite

11'7" x 10'2"

Double glazed window, fitted wardrobes to one wall, door opening to:

Suite comprising of close coupled WC, wall mounted hand wash basin, enclosed shower cubicle, large mirrored bathroom cabinet, complimentary tiling to walls and floor.

Bedroom Two

15'5" x 9'0"

Double glazed window, wardrobes.

Bathroom

Suite comprising of concealed flush WC, wall mounted hand wash basin, panel bath with shower and screen over, complimentary tiling to walls and floor.

Utility/Store Room

Space and plumbing for washing machine and tumble dryer.

Underground Parking

Allocated Parking for X1 vehicle

Communal Gym

Located on the 1st floor, for private use by Falcondale Court residents

Communal Gardens

Raised planting areas, lawned area.

Service Charge Details

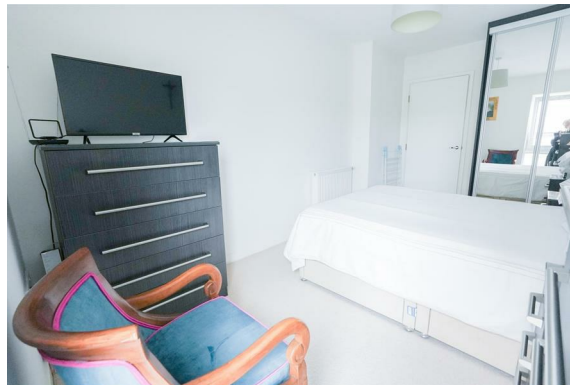
Lease Length - 239 Years

Service charge is £1659.73 each half year

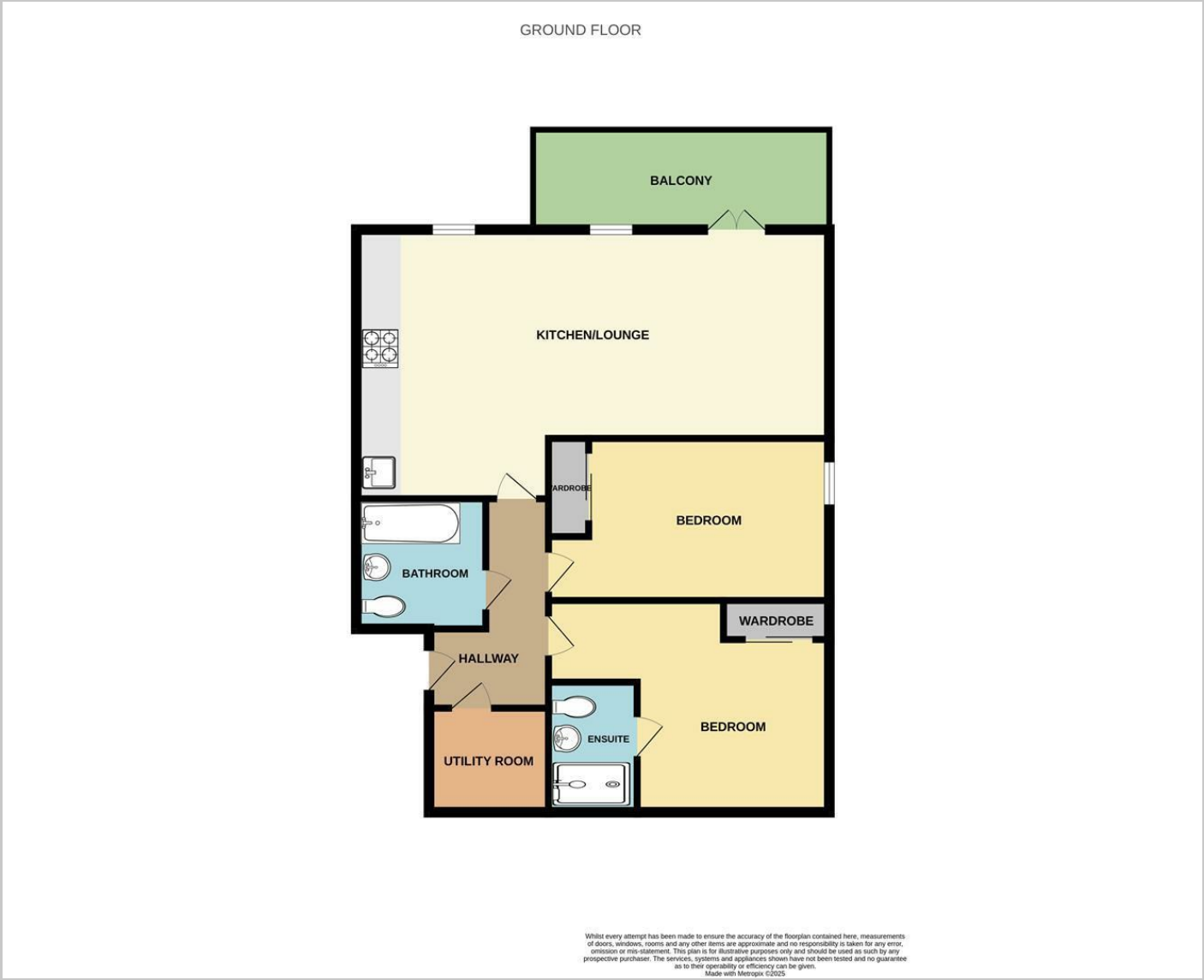
The Ground rent is £570 per year

Buildings insurance £796.98 per year

EPC - Pending

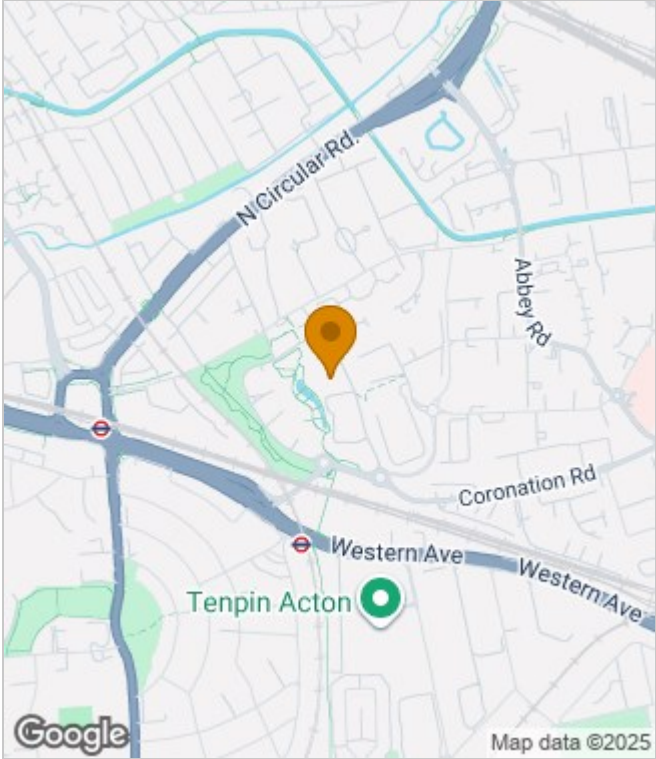


FLOOR PLANS



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.

AREA MAP



ENERGY PERFORMANCE GRAPH

