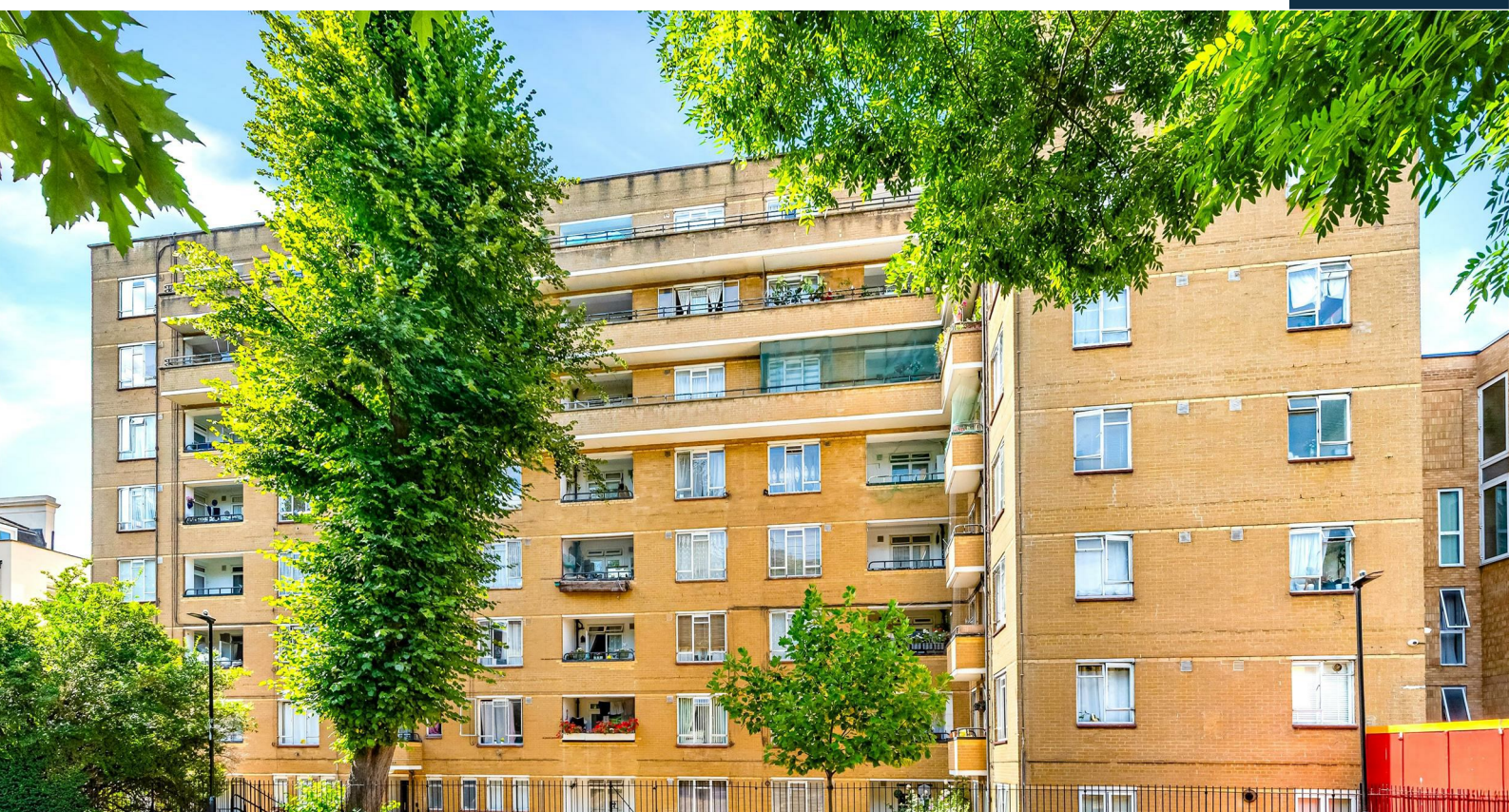




John Aird Court , London, W2

Guide price £585,000

A three double bedroom apartment set within a well-maintained ex-local authority block, located just off Howley Place, W2, close to both Paddington and the sought-after area of Little Venice.

Situated on the second floor and extending to approximately 910 sq ft, the property comprises an entrance hallway, separate kitchen, living room, three double bedrooms, bathroom and utility room. A private balcony is accessed from both the living room and one of the three bedrooms. The utility room was formerly a separate WC and could be converted back if required.

The lease has recently been extended and the property will be sold with approximately 171 years remaining. Offered with no onward chain and ready for sale.

Local Authority: Westminster

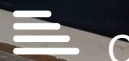
Service Charges: Estimated £3600.00 per annum

Ground Rent: £10 per annum fixed for term

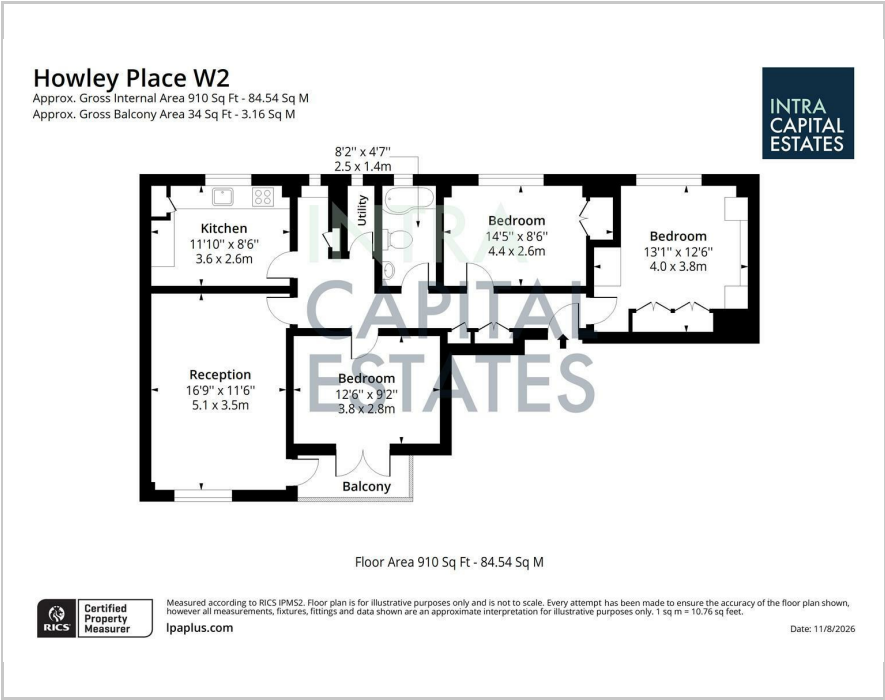
- Three Double Bedrooms
- Second Floor (Building with Lift)
- Close to Amenities Including Paddington, Edgware Road and Desirable Little Venice
- Lease Recently Renewed
- Lots of Natural Light
- No Onward Chain

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.



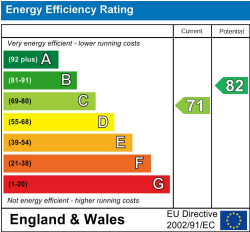
Floor Plan



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

Paddington Works, 8 Hermitage Street, London, W2 1BE
Tel: 0207 183 6676 Email: info@intra-capital.co.uk
www.intra-capital.co.uk

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MODERN APPROACH
TRADITIONAL VALUES

