For Sale



LCP/PrivateOffice
est.1990

Craven Hill Gardens, Bayswater W2

+44 (0) 207 723 1733 / sales@lcpprivate.com

£525,000

Craven Hill Gardens W2

£565,000

On the third floor (with lift) of an attractive, white stucco fronted building, this 1 bedroom flat has the rare benefit of a private roof terrace.

The accommodation comprises an open plan kitchen / reception, bedroom with French doors onto the terrace and a bathroom.

Craven Hill Gardens is a quiet side street, close to Bayswater and Queensway Underground Stations (Circle, District and Central Lines). Paddington is also close by, with National Rail, the Elizabeth Line and Heathrow Express. The 265 acres of Kensington Gardens are only a few moments away.

Asking Price: £525,000 STC
Lease: to 24th March 2110 (approx. 84 years remaining)
Council Tax: Westminster Band D
Service Charge: £3,969 per annum
Ground Rent: £527.66pa
Current EPC Rating: 73 (C)
Potential EPC Rating: 80 (C)





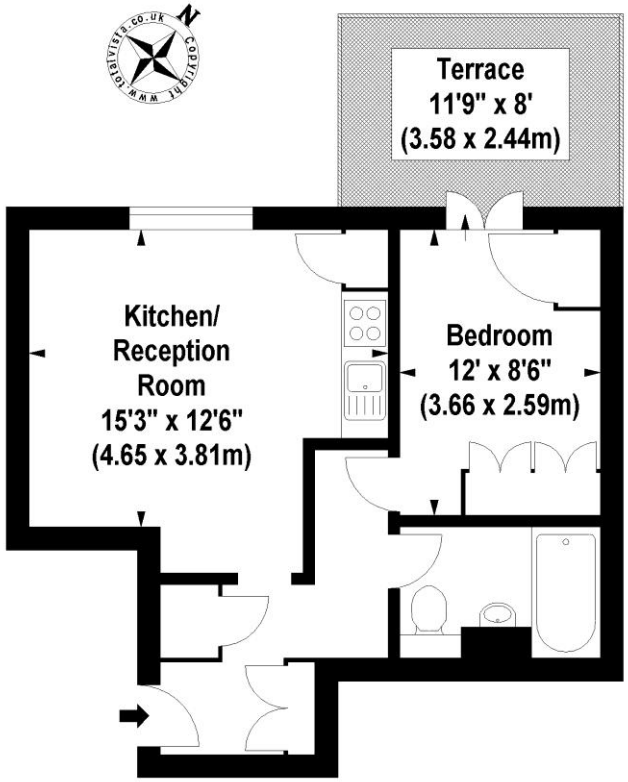






Craven Hill Gardens, W2

Approx. Gross Internal Area *
438 Sq Ft - 40.68 Sq M



Third Floor

Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines
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Please note none of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. It should also be noted that amenities and appliances have not been tested.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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