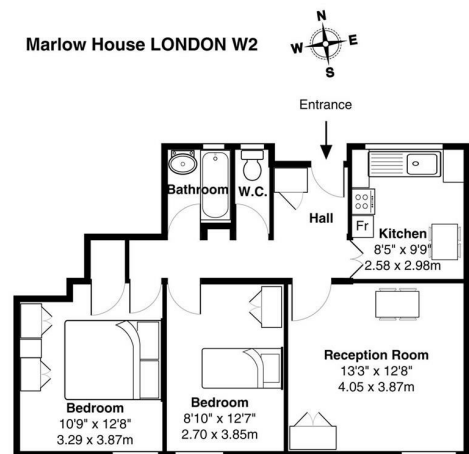


Hallfield Estate, W2 6HL

Asking Price £495,000



SOLE AGENT. A great Bayswater location a short distance from Westbourne Grove. A fantastic opportunity to acquire a two bedroom apartment on the ninth floor with a long lease and offering comfortable living space. This property requires complete refurbishment throughout and comprises a generously proportioned reception room, kitchen, master bedroom, second good sized bedroom and bathroom. The Hallfield Estate is situated not far from the amenities of Whiteley shopping center including fashionable shops, restaurants, cafes and bars. Good transport links available at Royal Oak, Queensway or Bayswater Stations (Central, Circle/District and Hammersmith & City lines) for rapid commuting around London and the A40 leading to the M40 with fast road connections to the West.



Total Internal Floor Area: 693 ft² ... 64.4 m²

All measurements are approximate and for display purposes only

TENURE

Leasehold: 96 years

Service Charge: £1100 p.a.

Ground Rent: £10.00 p.a.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	57		54
32		30	
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small> EU Directive 2002/91/EC		<small>England & Wales</small> EU Directive 2002/91/EC	