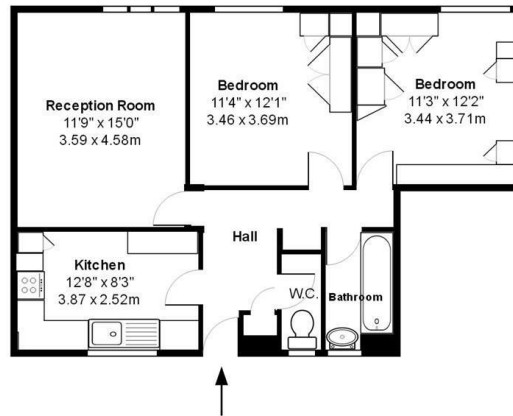


Hallfield Estate, W2 6EF

Asking Price £495,000

Brecon House, LONDON W2



Total Internal Floor Area: 710 ft² ... 66.0 m²

IMPORTANT NOTICE FOR PURCHASERS.
 We endeavour to make our sales particulars accurate and reliable.
 However, they do not constitute or form part of an offer or any contract and none is to be relied on as statements of representation or fact.
 All measurements are to be taken as a guide to prospective buyers and are not precise and NOT TO SCALE.
 If you require clarification or further information on any point, please contact us.
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SOLE AGENT. A great Bayswater location a short distance from Westbourne Grove. This is a fantastic opportunity to acquire a two bedroom apartment set on the second floor boasting a balcony 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 centre with fashionable shops, restaurants, cafes and bars. Good transport links available at Royal Oak, Queensway and 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. Must be seen!



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
67	79	64	81

Energy Efficiency Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
 Environmental Impact (CO₂) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20), G (1-20).

Tenure
Leasehold 73 years
Service Charge £1145 p.a.
Ground Rent £10 p.a.