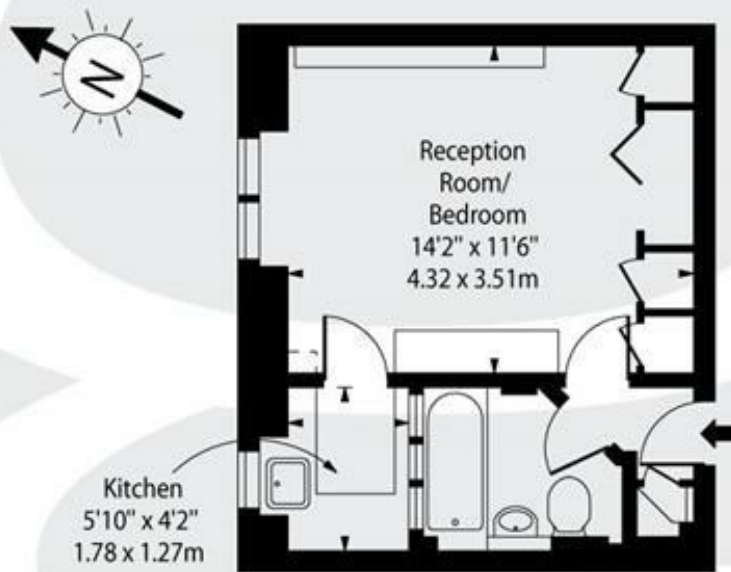


Queensway, Bayswater W2 £290,000 Subject to contract

A great opportunity to purchase this studio apartment which is in need of total modernisation throughout, situated within this impressive Art Deco portered block in the heart of Bayswater. The property is situated on the seventh floor and comprises a bright reception room, separate kitchen and bathroom. Benefits include a passenger lift and 24hr portage. Ralph Court sits at the quieter end of Queensway, just to the north of Westbourne Grove and across the road from the Porchester Centre and Spa. It is extremely well placed for the many shopping and dining amenities lining the length of Queensway, with both Bayswater and Queensway underground stations (Central, Circle and District lines) moments away and within easy walking distance of Paddington Station and the Heathrow Express. The wide open green spaces of Kensington Gardens are just at the top of the road too.



Ralph Court,
Queensway, W2



Seventh Floor

Approx Gross Internal Area 264 Sq Ft - 24.53 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.40016

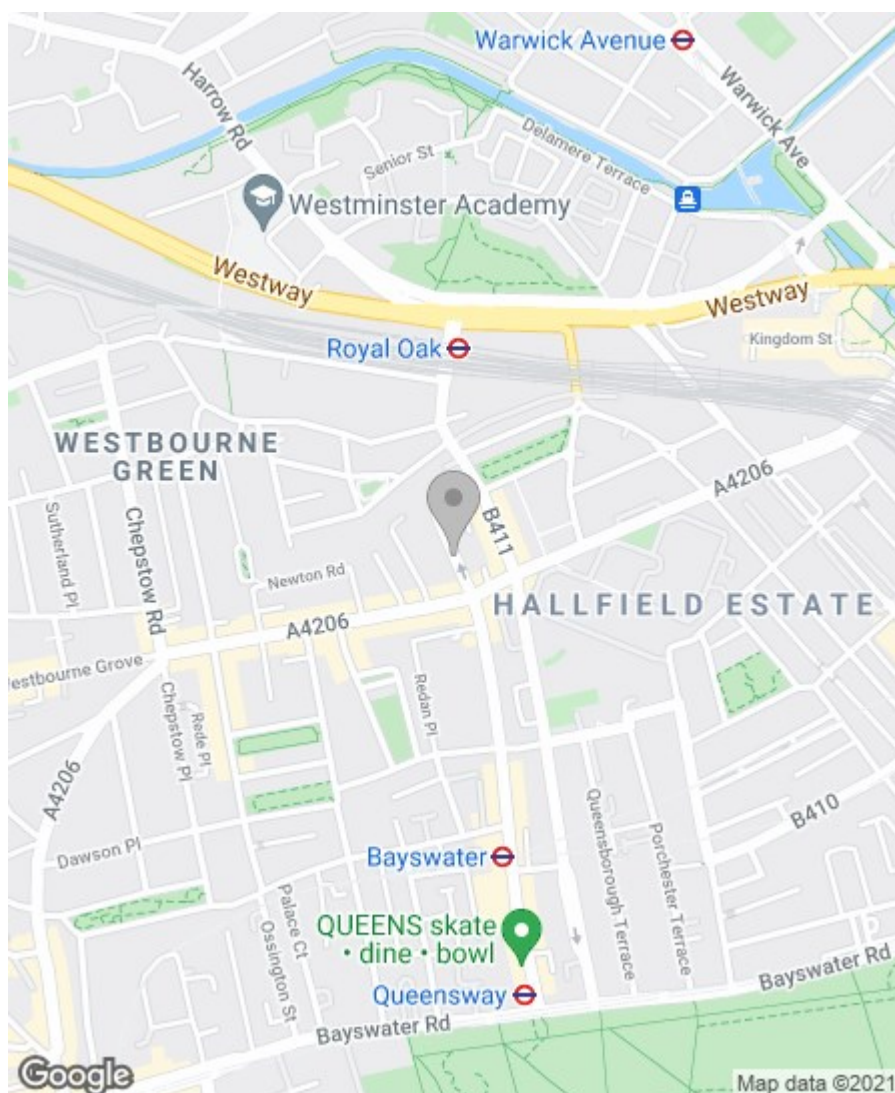
This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Property Overview

Location	, W2
Price	Asking Price £290,000
Bedrooms	0
Bathrooms	1
Receptions	1
Tenure	Leasehold
Council	Westminster
Tax Band	B
Current Ground Rent	TBC
Service Charge	Approx £2350 Per Annum
Term	Approx 141 Years Remaining

Key Features

- Studio Apartment
- Passenger Lift
- 7th Floor
- 24hr Porter
- In Need of Modernisation
- Great Location
- Close to Transport Links
- Chain Free



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	73
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

