

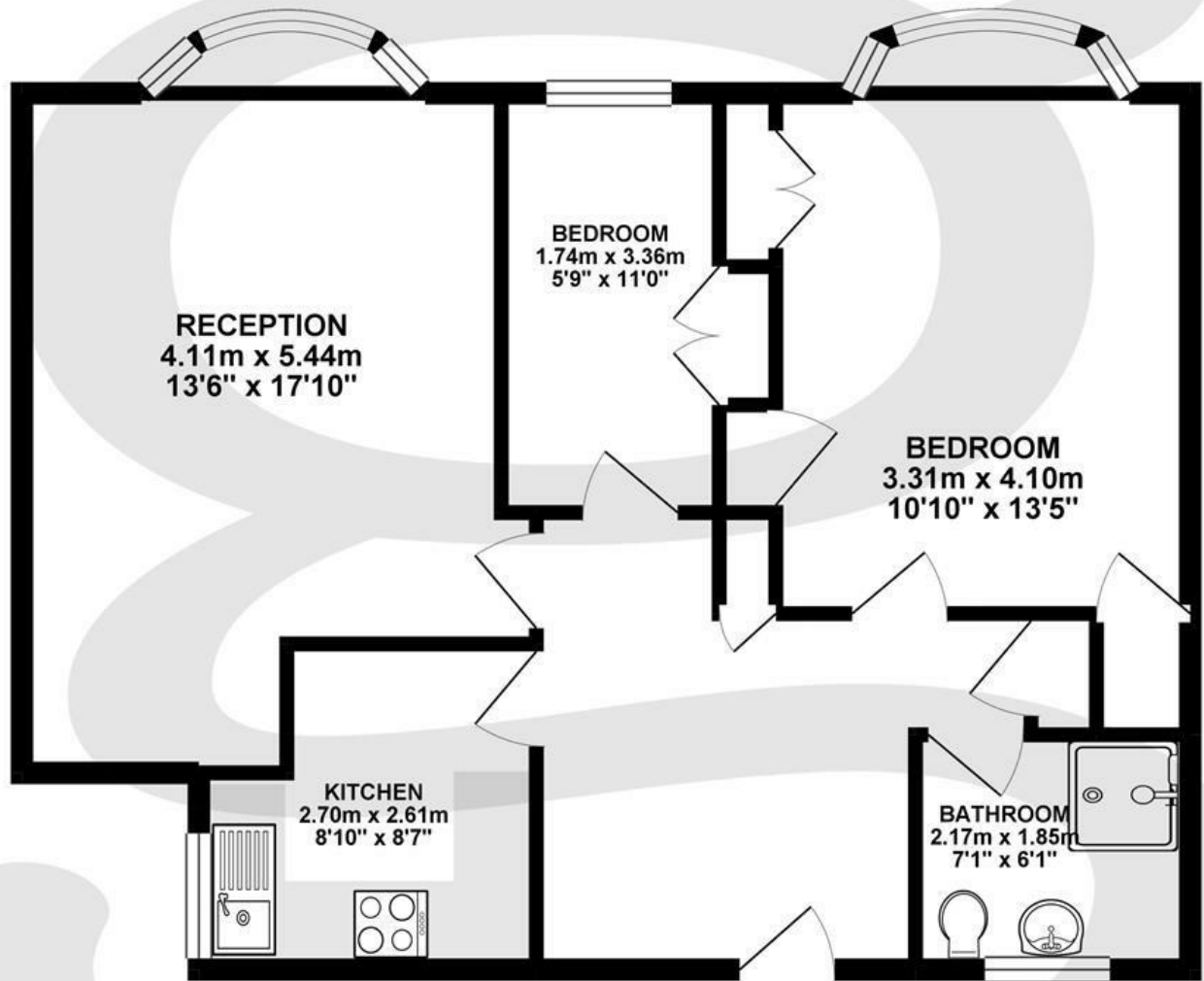


Queensway, Bayswater, W2 £750,000 Subject to contract

A newly refurbished and beautifully presented apartment situated within this impressive Art Deco portered block in the heart of Bayswater. The property is situated on the first floor and comprises a bright and spacious reception room, parquet flooring throughout, separate modern fully fitted kitchen, two bedrooms and a shower room. 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.



1ST FLOOR 65.24 sq. m.
(702.24 sq. ft.)



TOTAL FLOOR AREA : 65.24 sq. m. (702.24 sq. ft.) approx.

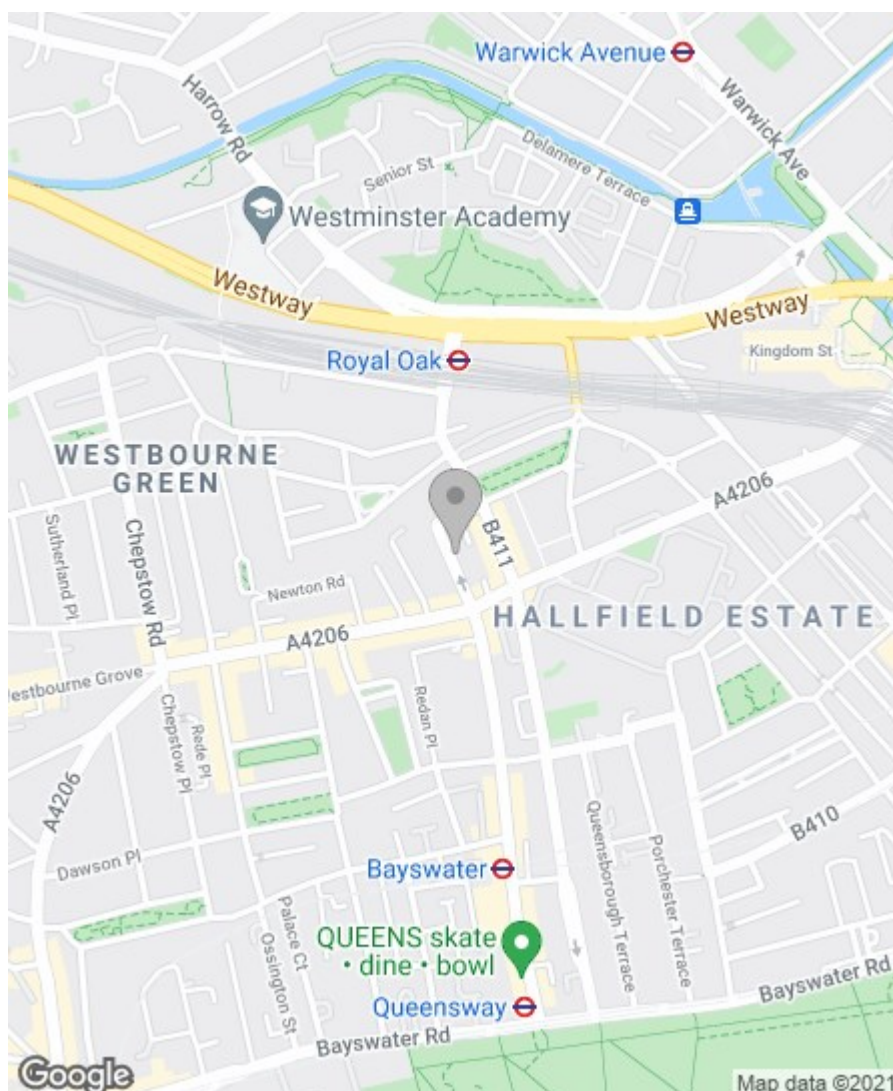
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Overview

Location	Bayswater, W2
Price	Asking Price £750,000
Bedrooms	2
Bathrooms	1
Receptions	1
Tenure	Leasehold
Council	Westminster
Tax Band	D
Current Ground Rent	TBC
Service Charge	Approx £6027 Per Annum
Term	Approx 141 Years Remaining

Key Features

- 2 Bedrooms
- Shower Room
- Parquet Flooring
- Newly Refurbished
- Passenger Lift
- 24hr Porter
- Separate Kitchen
- Chain Free



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(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	70	77
(55-68) D		
(39-54) E		
(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).

