



Gloucester Gardens, Paddington, W2

Asking Price: £650,000

Benham
& Reeves

Gloucester Gardens, Paddington, W2

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

An impressive contemporary first floor, one bedroom apartment, spanning 641 square feet of living space.

This property is presented in fantastic decorative condition and enjoys a wealth of natural light. The accommodation comprises an open-plan kitchen/reception room with direct access to a private patio, a double bedroom, a family bathroom and extensive communal gardens

The apartment is close to the comprehensive shopping facilities of Queensway and Whiteleys shopping centre. Westbourne Grove is also nearby, providing an excellent selection of shops and restaurants. The closest transport links are Paddington underground and mainline stations, offering city, national, and international (Heathrow Express) connections. In addition to extensive bus links, Queensway, Bayswater, and Lancaster Gate tube stations are also close by. Hyde Park and Notting Hill are in close proximity.

Gloucester Gardens is conveniently located near Paddington station (Heathrow Express) and Queensway (Central line). For motorists, the A40 is easily accessible. Nearby districts popular with both shoppers and diners include Queensway, the fashionable Westbourne Grove and Notting Hill, High Street Kensington and, to the east, Marylebone High Street.



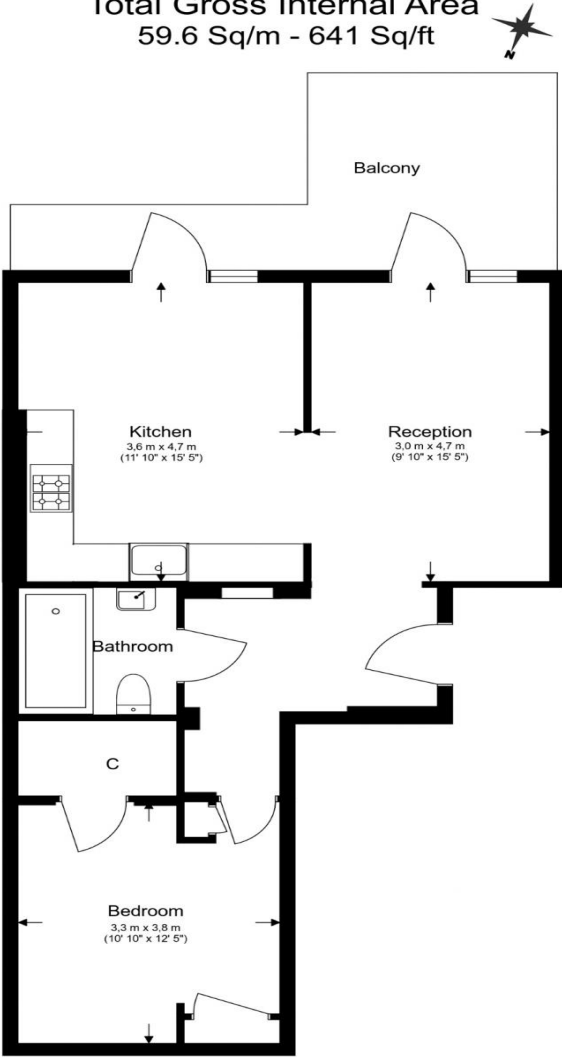


Property Features:

- One Bedroom
- One Bathroom
- 641 Square Feet (approximately)
- Balcony
- Off Street Parking
- Royal Oak Station (0.2 miles)
- Paddington Station (0.3 miles)
- Bayswater Station (0.3 miles)



First Floor
 Total Gross Internal Area
 59.6 Sq/m - 641 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£650,000
Tenure:	Leasehold Expires 28/06/2112 Approximately 88 Years Remaining
Ground Rent:	£10.00 (per annum) for the year 2024
Service Charge:	£1,924.64 (per annum) for the year 2024
Anticipated Rent:	£2,500.00 pcm Approx. 4.6 % Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

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