



Cassini Apartments, Cascade Way, White City, W12

Asking Price: £1,388,000

Benham
& Reeves

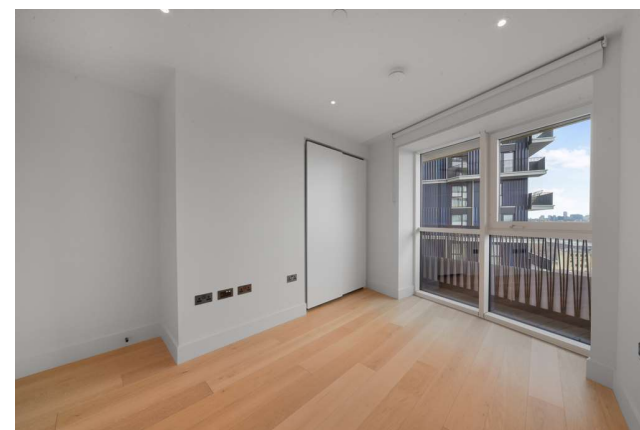
Cassini Apartments, Cascade Way, White City, W12

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A stylish two bedroom apartment at the highly sought-after White City Living development. Set on the 13th floor, this luxury apartment spans 916 square feet (approx.) and boasts an array of modern conveniences. Finished to an exceptional standard throughout, the open plan kitchen / living area connects to a private, wrap-around balcony with an East facing aspect and views overlooking the oriental water gardens with floor to ceiling windows drawing in an abundance of natural light. Both double bedrooms, one en-suite, benefit from built-in wardrobes and their own heating/ cooling zones.

Residents of White City Living freely enjoy 24 hours security, concierge, CCTV, lift access, residents' lounge, meeting room, reading area, swimming pool, spa, fully-equipped gym facility, communal gardens and high-spec cineplex.

The property is ideally located close to the open spaces of Holland Park & Shepherds Bush Green; with Westfield shopping centre just a short walk away. Transport links include White City & Wood Lane stations (Central, Circle and Hammersmith & City – Zone 2) and White City Bus Station all within walking distance of the development.



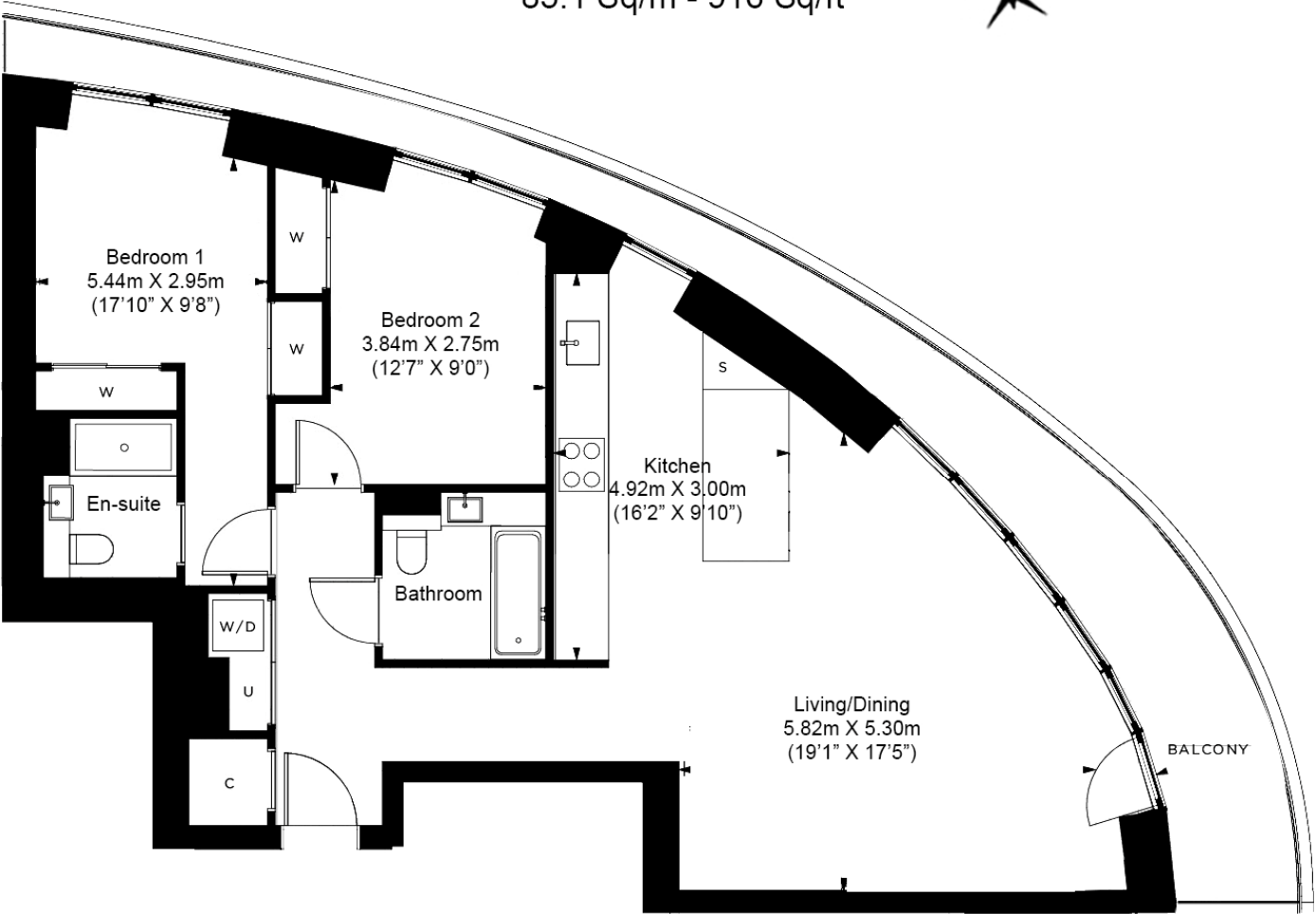


Property Features:

- 2 Bedrooms
- 2 Bathrooms
- 916 Square Feet (Approx.)
- 13th Floor
- Miele Appliances
- Wrap-around Balcony
- Concierge
- Residents Gym
- Swimming Pool
- White City and Wood Lane Underground Stations (Zone 2)



Total Gross Internal Area
85.1 Sq/m - 916 Sq/ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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:	£1,388,000
Tenure:	Leasehold Expires 01/01/3016 Approximately 990 Years Remaining
Ground Rent:	£750.00 (per annum) for the year 2025
Service Charge:	£6,266.00 (per annum) for the year 2025
Anticipated Rent:	£4,333.00 pcm Approx. 3.7 % Yield

Viewings:

All viewings are by appointment only through our Hyde Park Office.

Our reference: HPA220145

T: 020 7402 9866

E: hydepark.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

