



# Belvedere Row, Fountain Park Way, White City, W12

Asking Price: £1,150,000

 Benham  
& Reeves

# Belvedere Row, Fountain Park Way, White City, W12

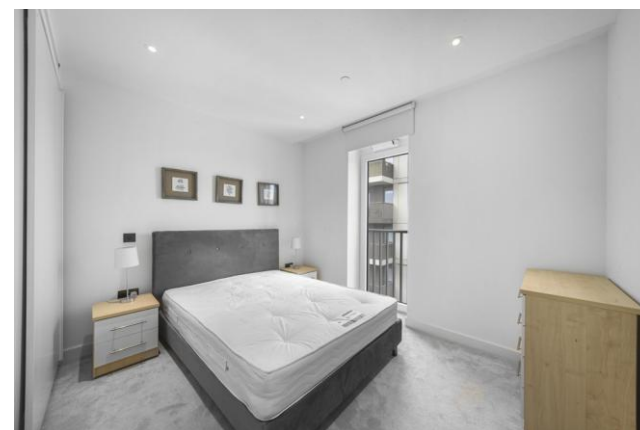
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This stylish two bedroom, two bathroom apartment, located in White City Living at the heart of Shepherd's Bush, boasts a central garden view. Positioned on the 11th floor, it spans approximately 786 square feet, offering impeccably decorated interiors with contemporary furnishings.

The apartment features a spacious open-plan double reception room with dining space and expansive floor-to-ceiling windows that flood the property with natural daylight. The property includes a generously sized, fully fitted modern kitchen equipped with well-known appliances, a main bedroom with a built-in wardrobe, a luxurious en-suite double walk-in shower, a second double bedroom with built-in storage spaces, an additional spacious and luxurious en-suite bathroom, internal storage room, utility room and private balcony. Further features include air conditioning, underfloor heating, an air ventilation system, an iDevice controllable home automation system, double-glazed windows, hardwood floors in the reception room, luxurious carpeting in the bedrooms, storage room, and a well-proportioned utility room.

Residents enjoy an array of amenities including 24-hour security, concierge services, CCTV surveillance, lift access, a residents' lounge, a meeting room, a reading area, a beautiful swimming pool, a spa, a top-end fully equipped on-site gym facility, communal gardens, and a high-spec cineplex.

Ideally situated near Holland Park and Shepherd's Bush Green, perfect for outdoor activities, the property also offers easy access to the nearby Westfield shopping centre. This bustling centre provides various amenities such as a cinema, designer shops, eateries, and children's play activities. Additionally, the vicinity boasts a selection of theatres, vibrant bars, nightclubs, restaurants, and cafes.





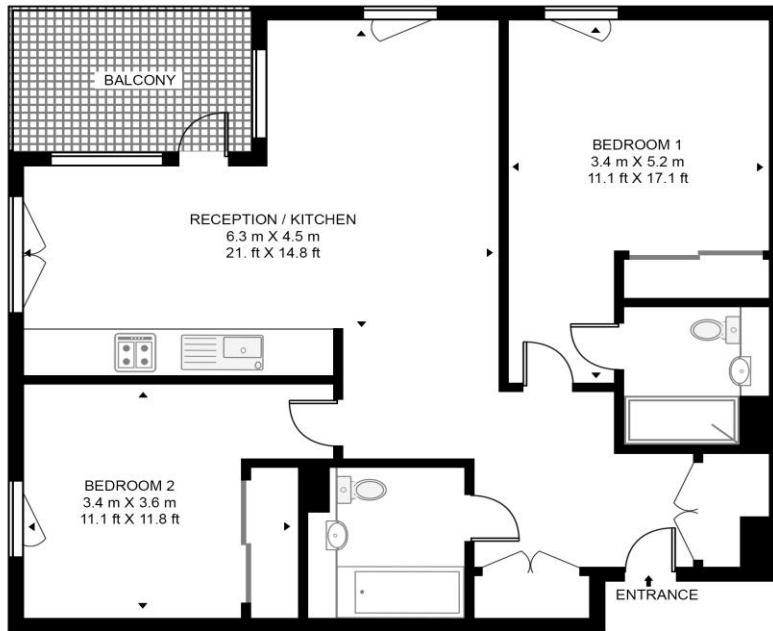
## Property Features:

- Two Bedrooms
- Two Bathrooms
- 786 Square Feet (Approx.)
- 11th Floor
- Miele Appliances
- Private Balcony
- Concierge, Residents Gym & Swimming Pool
- White City and Wood Lane Underground Stations (Zone 2)



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**BELVEDERE ROW, WHITE CITY LIVING**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 786 SQ.FT (73 SQ.M)



ELEVENTH FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

## Terms & Conditions:

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

Asking Price:	£1,150,000
Tenure:	Leasehold Expires 31/12/3017 Approximately 992 Years Remaining
Ground Rent:	£600.00 (per annum) for the year 2025
Service Charge:	£6,500.00 (per annum) for the year 2025
Anticipated Rent:	£3,350 pcm Approx. 3.5% Yield

## Viewings:

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

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W: [www.benhams.com](http://www.benhams.com)

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