



Lincoln Apartments, Fountain Park Way, White City, W12

Asking Price: £950,000



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 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Spanning an approximate 794 square feet is this immaculately presented two bedroom, two bathroom, third floor apartment. This fabulous apartment offers an array of modern conveniences and has been finished to a high specification. Notable features include a well proportioned open-plan kitchen/living area with integrated Miele appliances, breakfast bar and direct access to a private westerly facing balcony. There are two sizable double bedrooms, one with an en-suite shower room and both with built-in wardrobes and floor to ceiling windows. The flat also benefits from comfort cooling in all habitable rooms and underfloor heating throughout. A rare perk that comes with the property is an underground right to park space.

The development is adjacent to Westfield, Europe's largest shopping centre. A short stroll north takes you to Imperial College's research campus. Residents have access to an array of development facilities, including a 24-hour concierge, swimming pool, hydro-pool, gym, massage rooms, dining room, private cinemas, business lounge, and entertainment suite. The development is also in close proximity to Holland Park and Shepherd's Bush Green.

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:

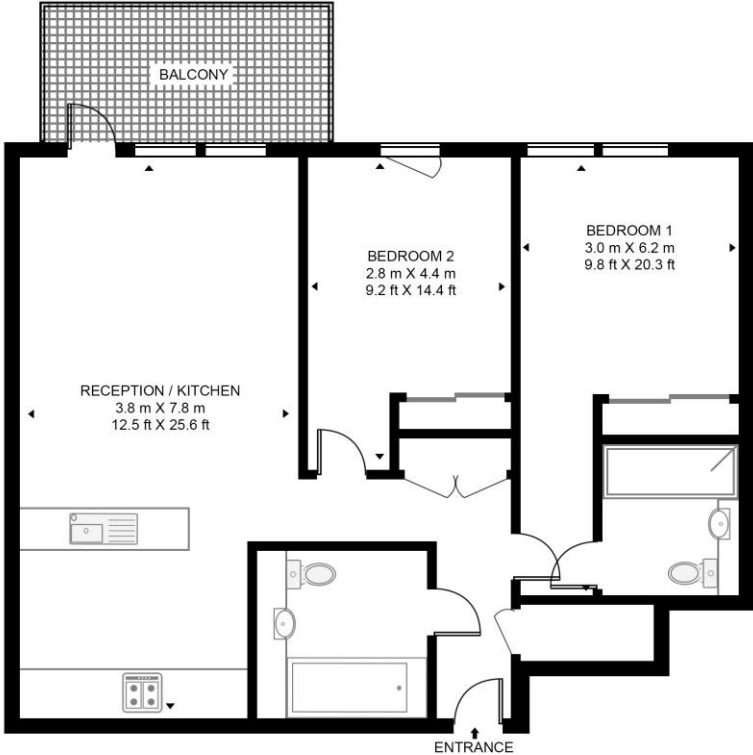
- Two Bedrooms
- Two Bathrooms
- Third Floor
- 794 Square Feet (Approx.)
- Secure Underground Right to Park
- Private Balcony
- 24 Hour Concierge & Residents' Facilities
- White City & Wood Lane Stations (Zone 2)




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LINCOLN APARTMENTS, WHITE CITY LIVING
 APPROXIMATE GROSS INTERNAL FLOOR AREA 794 SQ.FT (73.8 SQ.M)



THIRD FLOOR

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 	

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.

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Terms & Conditions:

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

Asking Price:	£950,000
Tenure:	Leasehold Expires 01/01/3018 Approximately 993 Years Remaining
Ground Rent:	£750.00 (per annum) for the year 2024
Service Charge:	£5,630.00 (per annum) for the year 2024
Anticipated Rent:	£3,500.00 pcm Approx. 4.4 % Yield

Viewings:

All viewings are by appointment only through our White City Office.

Our reference: NIN240198

T: 020 7402 9866

E: whitecity.sales@benhams.com

W: www.benhams.com

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