



Lincoln Apartments, Fountain Park Way, White City, W12

Asking Price: £3,500,000

 Benham
& Reeves

Lincoln Apartments, Fountain Park Way, White City, W12

 4 Bedroom (s)  4 Bathroom (s)  Leasehold

This impeccably designed four bedroom, four bathroom penthouse is located within the highly sought-after White City Living. Positioned on the twelfth (top) floor, this luxurious residence offers 2,275 square feet of living space (approx.) plus 650 square feet of outdoor space and features a range of modern amenities. Finished to an exceptional standard, the open-plan kitchen and living area seamlessly extend to a private terrace that overlooks the communal gardens. Floor-to-ceiling windows flood the space with natural light, and the spacious double bedroom comes equipped with built-in wardrobes and its own heating/cooling control. There are three further double bedrooms, each with their own en-suite facilities.

Residents at White City Living enjoy a wealth of amenities, including 24-hour security, concierge services, CCTV surveillance, lift access, a residents' lounge, a meeting room, a reading area, a swimming pool, a spa, fully equipped gym, communal gardens and a high-spec cineplex.

The property is ideally located close to the open spaces of Holland Park and Shepherd's Bush Green, with the Westfield shopping centre in close proximity. Transportation options are abundant, with White City and Wood Lane stations (serving Central, Circle, and Hammersmith & City lines – Zone 2) and White City bus station all within walking distance of the development.

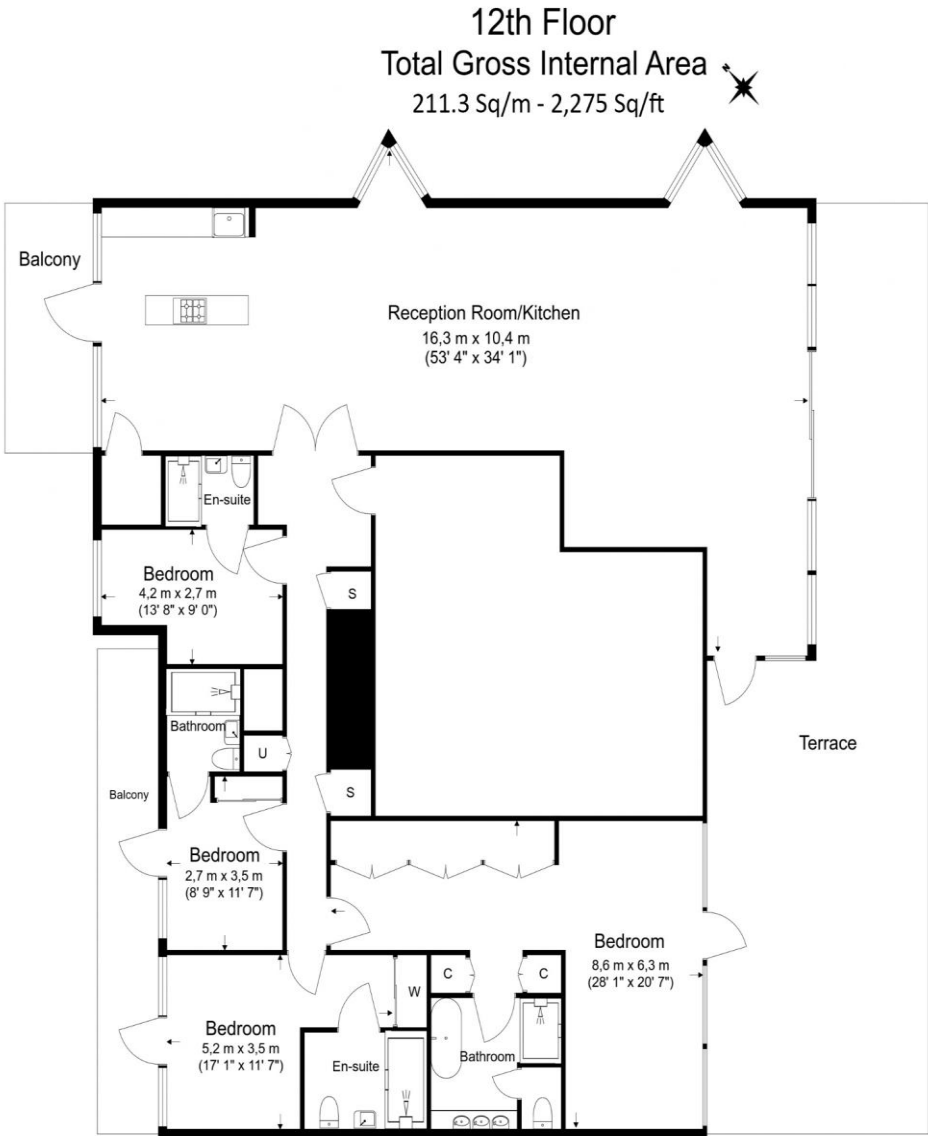




Property Features:

- Two allocated Parking Spaces
- Premium Penthouse
- Four Bedrooms
- Four Bathrooms
- 2,275 Square Feet (Approx.)
- Private Terrace
- Communal Gardens
- Luxury Finish
- Concierge / Residents' Lounge / Gym / Pool
- White City and Wood Lane Stations (Zone 2)





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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:	£3,500,000
Tenure:	Leasehold Expires 01/01/3018 Approximately 993 Years Remaining
Ground Rent:	£1000 (per annum) for the year 2023
Service Charge:	£17096.26 (per annum) for the year 2023
Anticipated Rent:	£10,847 pcm Approx. 3.7 % Yield

Viewings:

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

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