

GAYDON HOUSE, BOURNE TERRACE, LONDON, W2 5TG



ASKING PRICE £169,950 LEASEHOLD

- * One bedroom**
- * Economy heating**
- * Laminate flooring**
- * Carpet**
- * Balcony**
- * Lift**

Well maintained one bedroom flat with balcony on the eight floor of a high-rise purpose build block with panoramic views over London. The property is conveniently located to amenities of Royal Oak and Warwick Avenue tube.

ACCOMMODATION COMPRISES:

Entrance: fitted carpet

Bathroom: 2.1m (6'7") x 1.57m (5'2"); 3 piece suite with bath, wash hand basin and WC, vinyl flooring.

Store Room:

Bedroom: 4.04m (13'3") x 2.56m (8'5"); fitted carpet

Lounge: 5.03m (16'6") x 3.05m (10'); laminated flooring, door to kitchen and balcony

Balcony: 4.32m (14'2") x 2.08m (6'10")

Kitchen: 3.87m (12'9") x 1.88m (6'2"); vinyl flooring, wall and base units, point for washing machine, oven, hob and extractor fan

Lease: 129 years

Service Charge: £800pa apprx.

Ground Rent: £10pa

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Whilst every conceivable effort is taken to ensure the accuracy of these particulars, we cannot accept any liability for the specification given. Fixtures and fittings have not been tested. All measurements are given to the nearest three inches. This does not form part of any contract.

Ground Floor

