



## **RALPH COURT, LONDON, W2**

**£700,000 LEASEHOLD (47 YEARS REMAINING)**

**A BRIGHT AND VERY SPACIOUS THREE BEDROOM FLAT LOCATED ON THE SIXTH FLOOR (WITH 2 LIFTS), OF THIS WELL LOCATED PORTERED MANSION BLOCK.**

**3 Bedrooms, 1 Reception Room, 1 Dining Room, 2 Bathrooms,  
Flat/Apartment, Upper Floor with 2 Lifts, 1004 Approx Sq Ft,  
Service Charge £11,702 p/a, Ground Rent £100 p/a**

**Winkworth**

Notting Hill Sales | 0207 727 3227 | [nottinghill@winkworth.co.uk](mailto:nottinghill@winkworth.co.uk)

[winkworth.co.uk](http://winkworth.co.uk)

for every step...



### **DESCRIPTION:**

A bright and very spacious three-bedroom flat situated on the sixth floor (with 2 lifts) of this portered mansion block located at the northern part of Queensway opposite the renowned historic "Porchester Baths". Conveniently close to all the shops and restaurant facilities of Westbourne Grove, Queensway and Bayswater. The property benefits from an entrance hallway, a separate dining room leading on to the spacious and bright double aspect reception room with (original) parquet wood flooring throughout, a modern fully fitted kitchen (original floor tiles) Two large double bedrooms and modern full main bathroom, with a further smaller double bedroom and 1/2 bathroom (with the possibility to extend). Hot water and heating are included in the service charge.

### **LOCATION:**

Ralph Court is positioned at the end of Queensway, ideally located a short walk from the abundance of shops, restaurants and other amenities available locally. A short commute from Paddington Station and Central London; Close to three tube stations: Royal Oak (Hammersmith and City Line) = 3-minute walk, Bayswater (Circle and District Line) = 5 minutes, Queensway (Central Line) = 6 minutes, along with extensive bus routes. A 6-minute walk to Hyde Park, (Opposite Queensway tube station) with access to Kensington Gardens. Queensway and the surrounds are currently undergoing an extensive regeneration project, with the iconic Whitley's Building nearing completion which will be a luxury mixed used development of gyms, shops, hotel and cinema.

### **LOCAL AUTHORITY AND COUNCIL TAX BAND:**

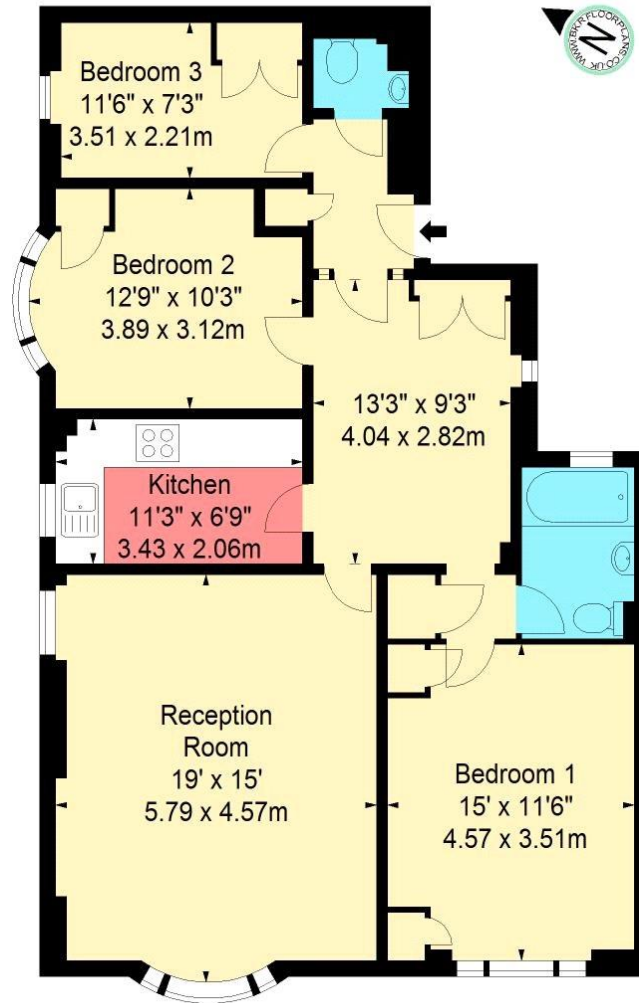
City of Westminster (Band F)



# RALPH COURT, QUEENSWAY, W2

Approx. Gross Internal Area \*  
1004 Ft<sup>2</sup> - 93.27 M<sup>2</sup>

Illustration For Identification Purposes Only. Not to Scale  
\* As Defined by RICS - Code of Measuring Practice

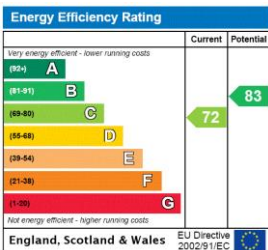


SIXTH FLOOR

**BKR**

www.bkrfloorplans.co.uk  
T: 0845 257 2023  
© BKR 2010

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk



winkworth.co.uk

for every step...

winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.