



## HATHERLEY COURT, W2

£550,000 LEASEHOLD

**A BRIGHT TWO BEDROOM LATERAL FLAT, SITUATED ON THE FIFTH FLOOR OF THIS EXCEPTIONALLY WELL-LOCATED MANSION BLOCK.**

**Leasehold 55 years 5 months, 2 Bedrooms, 1 Reception Room, 1 Bathroom, Flat/Apartment, Upper Floor with Lift, Modern, Town/City, 670 Approx. Sq. Ft, Service charge £4,616 pa, Ground rent £35 pa**

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## DESCRIPTION:

This bright and spacious fifth floor apartment boasts 670sq.ft of extremely well-proportioned lateral space providing two double bedrooms, both with plenty of built-in storage space, a separate kitchen, reception room and bathroom. The flat has been very maintained, while the building benefits from a light and a porter.

## LOCATION:

Hatherley Court is a popular mansion block located to the north of Queensway on Hatherley Grove, a short walking distance from the local shops, restaurants and amenities of both Queensway and Westbourne Grove. The building is within close proximity to the former Whiteleys development which is currently undergoing a multi-million-pound renovation on Queensway. Hatherley Court is located extremely close to Paddington Station, with multiple train connections including the Heathrow express and Crossrail due in the near future.

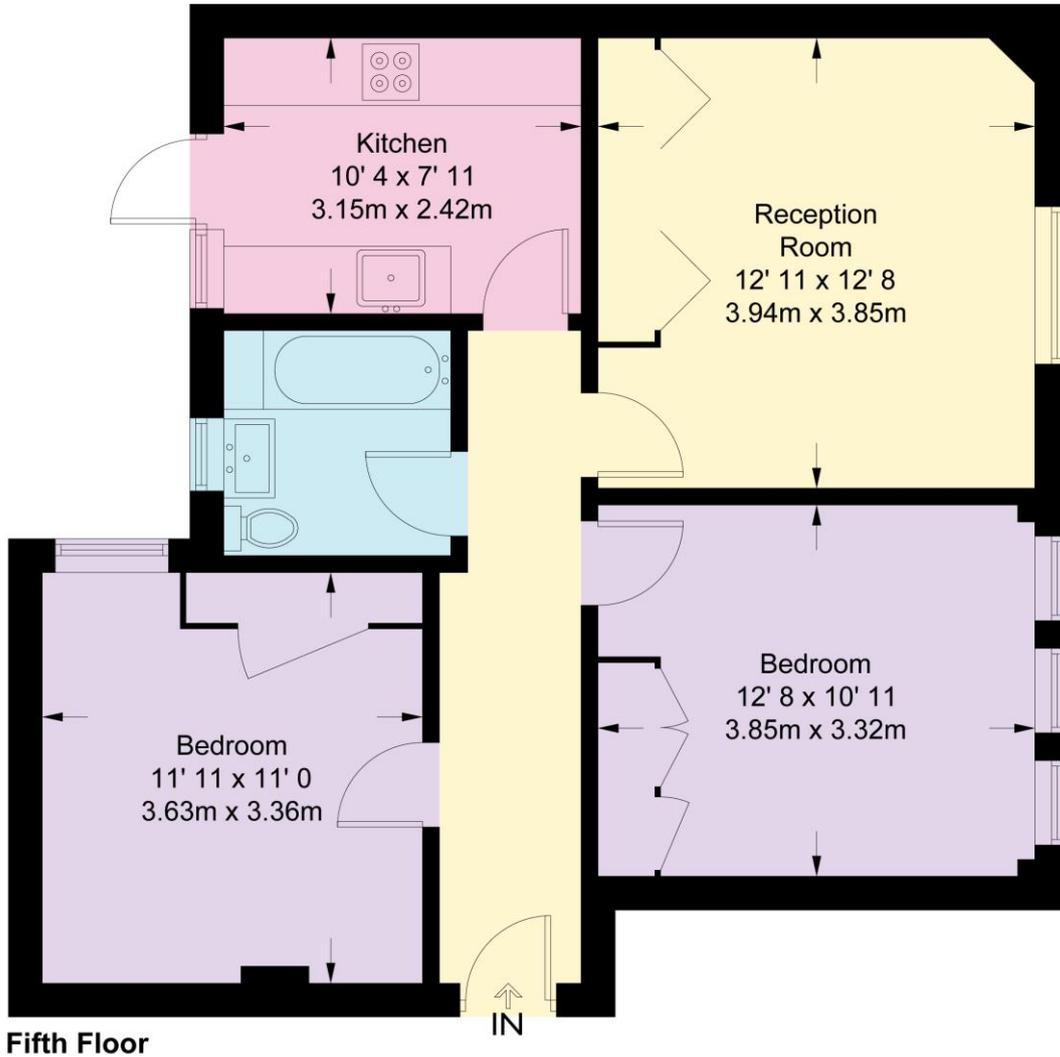
## LOCAL AUTHORITY:

City of Westminster



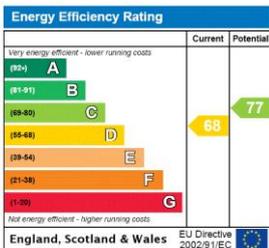
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Approximate Gross Internal Area = 670 sq ft / 62.3 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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.



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