



## FALCONDALE COURT, NW10

**£449,999 LEASEHOLD**

Lease: 250 years from 2014 (approx. 239 years remaining)

Ground rent: £570 per annum

Service Charge: £2,800 per annum

*(Information Supplied by vendor)*

EPC: C

Council Tax Band: D

Ealing & Acton | 0208 896 0123 | [ealing@winkworth.co.uk](mailto:ealing@winkworth.co.uk)

**Winkworth**

for every step...

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





## DESCRIPTION:

Spacious two bedroom apartment in the popular Falcondale Court. This contemporary flat comprises a dual aspect open-plan reception room with fully-equipped kitchen, two well-proportioned bedrooms, one with an ensuite and a modern family bathroom and plenty of built-in storage space. The property further benefits from a secure underground allocated parking space with locked electronic gate and secure cycle parking, fully equipped Gym and lift access along with access into private reservoir park situated in between the developments in the area accompanied by a growing selection of boutique restaurants. Situated on Lakeside Drive, the property is ideally positioned for transport links into Central London. Not only are the A40 and North Circular nearby, but also the Piccadilly Line at Park Royal Station (0.4 miles) and Central Line at Hanger Lane Station (0.6 Miles), as well as access to the canal path to cycle into Portobello Road and Paddington. Close to amenities and parks, this is a perfect opportunity of a first time purchase as well as comfortable upsize/downsize option.



**Winkworth**

for every step...

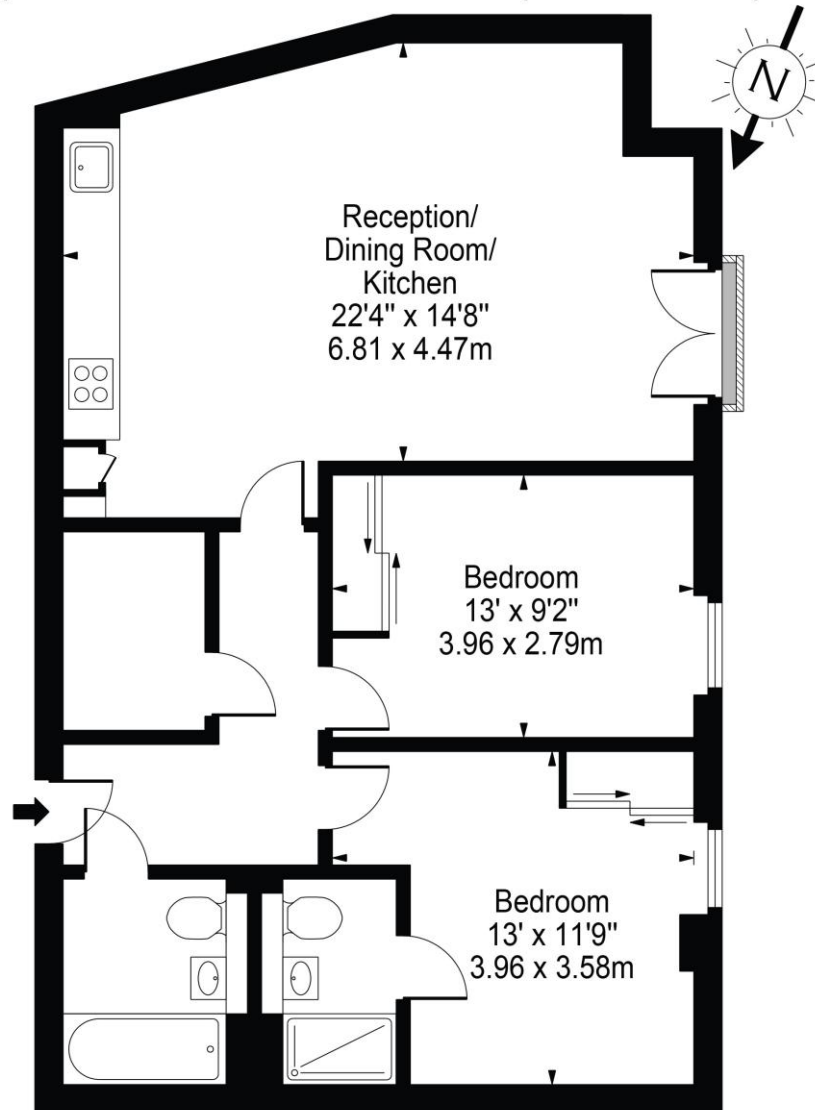




**Winkworth**  
for every step...

# Falcondale Court, NW10

Approx. Gross Internal Area 789 Sq Ft - 73.30 Sq M



## Sixth Floor

For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 238 year and 11 months

**Service Charge:** £2,800 per annum (subject to increase)

**Ground Rent:** £570 per annum (subject to increase)

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Ealing & Acton | 0208 896 0123 | ealing@winkworth.co.uk

# Winkworth

for every step...

winkworth.co.uk

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.