



RIVEN COURT, INVERNESS TERRACE, W2
£495,000 LEASEHOLD APPROX. 137 YEARS REMAINING



INVERNESS TERRACE, W2

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The apartment is centred around a generously proportioned, south-facing reception room, bathed in natural light and finished with new wood flooring, continuing into the open-plan kitchen.

The bedroom is beautifully presented with fitted wardrobes, with a contemporary bathroom, to complete the accommodation. The service charge conveniently covers heating and hot water.

Riven Court enjoys a prime location, just moments from the boutiques, cafés and restaurants of Westbourne Grove, with the green expanses of Hyde Park close by.

Transport links are excellent, with Queensway and Bayswater stations offering the Central, Circle and District lines, while Paddington - with the Elizabeth line and Heathrow Express - provides swift access to the West End, the City, and beyond.

Leasehold, approximately 137 years remaining
 Service Charge: £3,658.44 inc heating and hot water
 Ground Rent: Nil
 Council Tax: Westminster C £931 PA



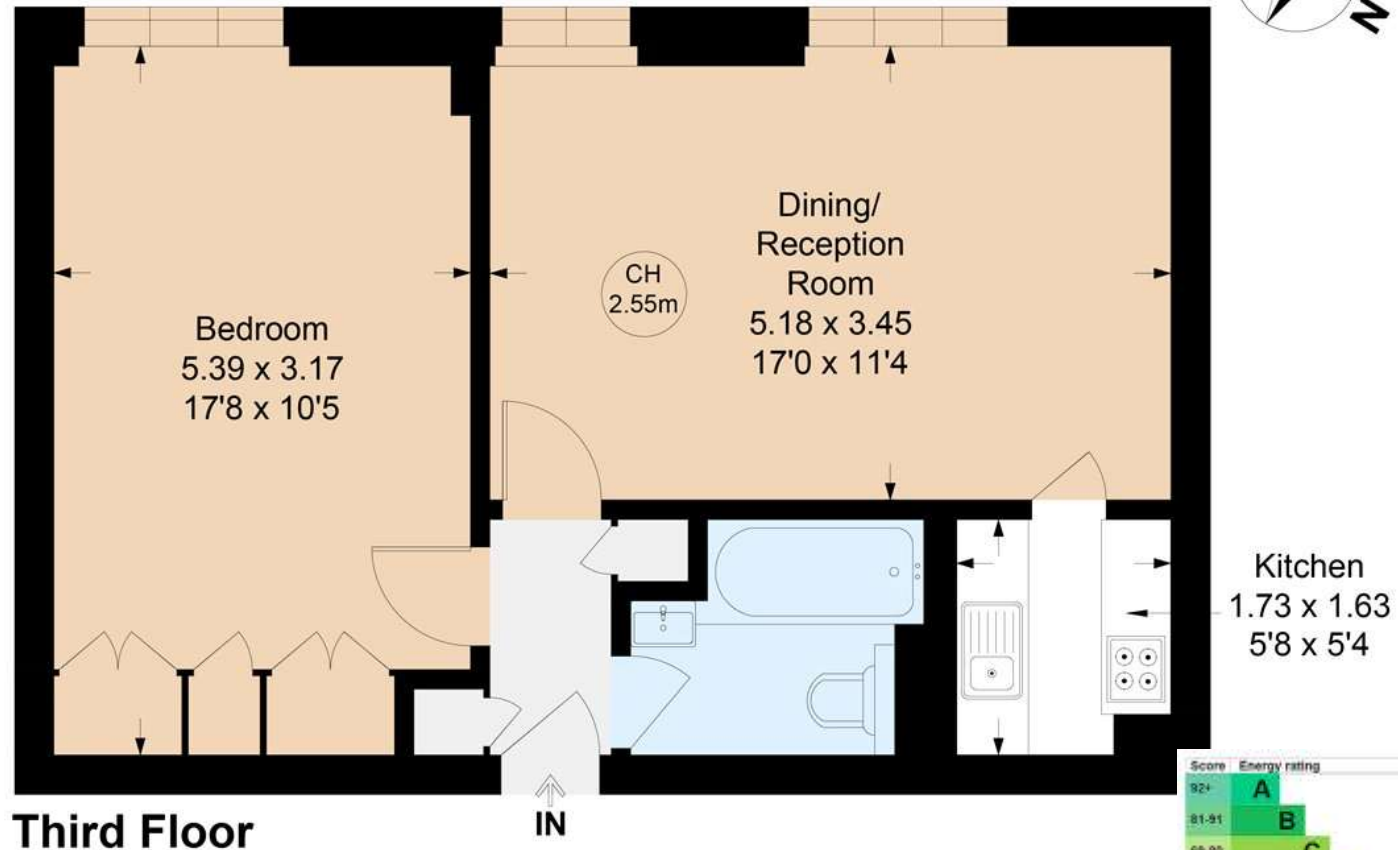
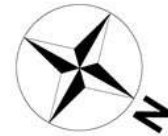


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Approximate Gross Internal Area = 45.36 sq m / 488 sq ft

Key :

CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
35-54	E		
21-34	F		
1-20	G		

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