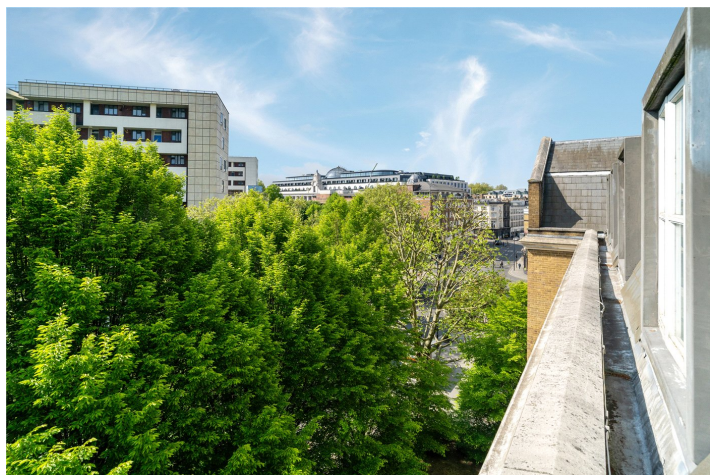




BISHOPS BRIDGE ROAD, PADDINGTON, W2
GUIDE PRICE £475,000 LEASEHOLD

LOCATED IN W2 - PADDINGTON, A CHARMING ONE BEDROOM, FIFTH FLOOR (WITH LIFT) APARTMENT, WITH PLENTY OF NATURAL LIGHT, SET IN A MODERN PORTERED BLOCK AND ONE ALLOCATED SECURE PARKING SPACE.

LEASE: ABOUT 88 YEARS REMAINING | SERVICE CHARGE: ABOUT £2,500 PER ANNUM
GROUND RENT: ABOUT £400 PER ANNUM | COUNCIL TAX BAND: F

Paddington & Bayswater | 020 7467 5770 | paddington@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Bishops Court is extremely well placed for the transport links of Paddington main line Stn / Elizabeth line / Heathrow Express, Bayswater Stn, Queensway Stn and Royal Oak Stn. The local amenities within Bayswater are superb - including, the close proximity of Waitrose and the green open spaces of Hyde Park / Kensington Gardens and Westbourne Grove.



Winkworth

for every step...



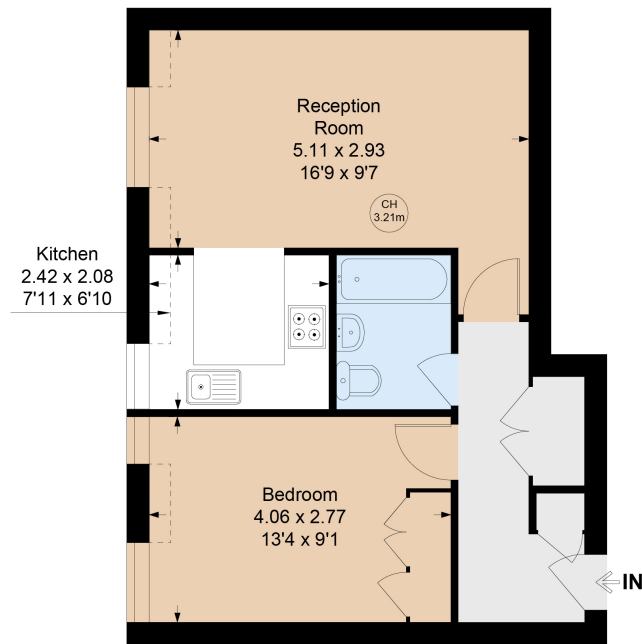
Winkworth

for every step...

Bishop's Court, W2

Approximate Gross Internal Area = 43.26 sq m / 466 sq ft

Key :
CH - Ceiling Height



Fifth Floor

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

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	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 88 year and 4 months

Service Charge: About £2,500 per annum

Ground Rent: About £400 Annually (subject to increase)

Council Tax Band: F

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.

Paddington & Bayswater | 020 7467 5770 | paddington@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.