



**BRECON HOUSE, HALLFIELD ESTATE, BAYSWATER, W2**  
**£465,000 LEASEHOLD**

**LOCATED IN W2 - A SHORT DISTANCE FROM HYDE PARK - A WELL PRESENTED ONE BEDROOM, EAST / SOUTH FACING, LIGHT APARTMENT, THAT HAS BEEN RECENTLY MODERNISED, SET ON THE SECOND FLOOR (WITH LIFT) AND LOCATED IN THE EVER POPULAR, GRADE II HALLFIELD ESTATE.**

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## DESCRIPTION:

The Hallfield Estate, designed by Berthold Lubetkin and Tecton, has been awarded Grade II listed status, as a result of its attractive post war design and communal green open spaces, making this an ideal first time buy or rental investment. Conveniently positioned near four Zone 1 transport links; Queensway (Central Line), Lancaster Gate (Central Line) and Bayswater (Circle and District Line) stations. Paddington mainline station provides national and international connections via the Heathrow Express, together with the Elizabeth line, giving fast connections to many destinations, including the City and Canary Wharf.



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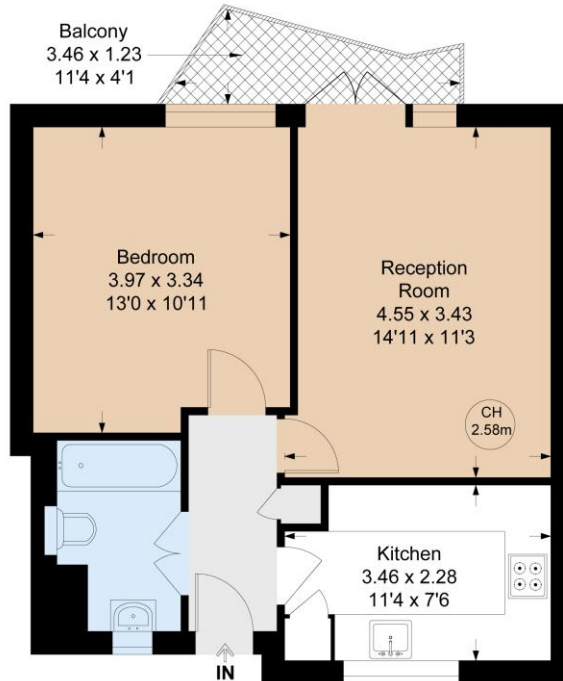
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## Brecon House, W2

Approximate Gross Internal Area = 45.01 sq m / 484 sq ft

Key :  
CH - Ceiling Height



### Second 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.

**Tenure:** Leasehold

**Term:** 89 year and 4 months

**Service Charge:** ABOUT £1,400 per annum

**Ground Rent:** ABOUT £10 Annually (subject to increase)

**Council Tax Band:** B

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.

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