



## BARONET HOUSE, NW10 £575,000 LEASEHOLD

Lease: 996 years and 362 days from and including 24 June 2018 (approx. 990 years remaining)

Ground rent: Peppercorn

Service Charge: £2,713.91 per annum

(Information Supplied by vendor)

EPC: B

Council Tax Band: E

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

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## DESCRIPTION:

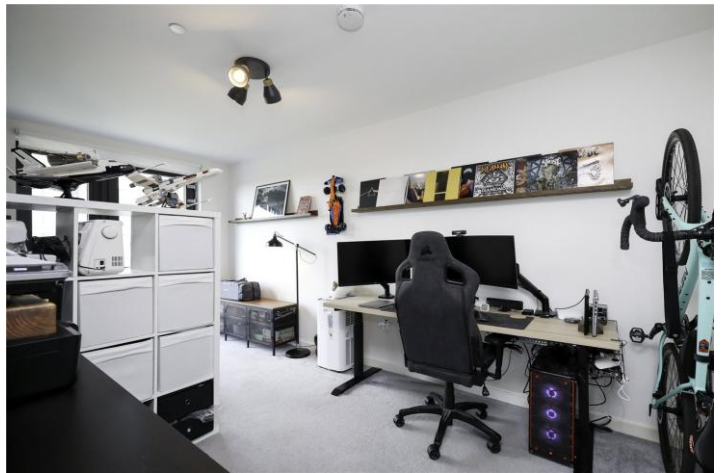
This exceptional three-bedroom apartment, spanning over 1,000 sq ft and set on the fourth floor of a striking modern high-rise, offers stylish and spacious living with uninterrupted views over Lakeside Drive Park. Designed for contemporary comfort, it's perfect for families, professionals, or anyone seeking a well-connected urban lifestyle with generous outdoor space. The large principal bedroom features a sleek en-suite and ample storage, while the second bedroom opens onto its own private balcony - ideal for a morning coffee or quiet retreat. A third well-proportioned bedroom and a modern family bathroom complete the layout. The heart of the home is a bright, open-plan kitchen and reception room, ideal for both everyday living and entertaining, with full-height windows leading to a substantial main balcony offering panoramic park and city views. Additional benefits include secure underground parking, lift access, video entry, and well-maintained communal areas. Ideally located close to Hanger Lane and Park Royal stations, this well-connected flat is also near shops, green spaces. Combining generous interiors, two balconies, and a tranquil park-side outlook, this home is a standout choice in vibrant West London.



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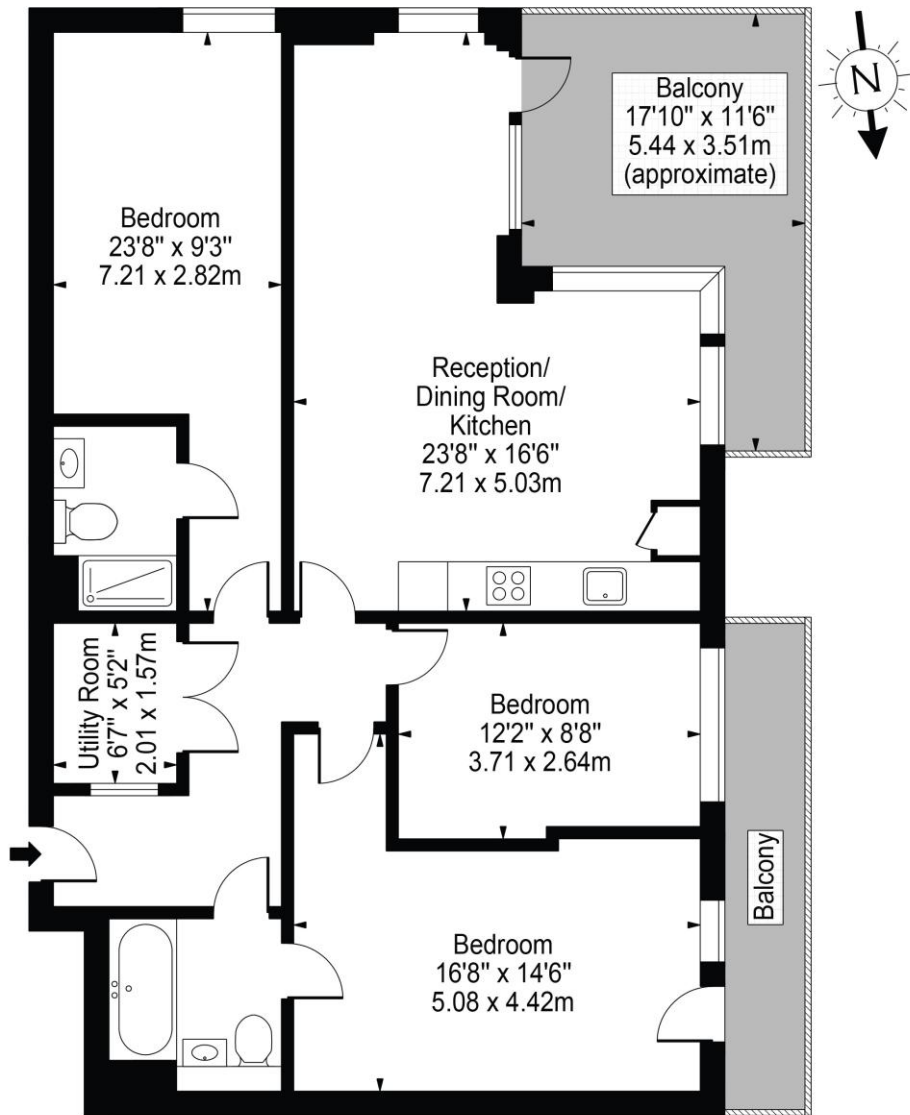


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# Baronet House, NW10

Approx. Gross Internal Area 1020 Sq Ft - 94.76 Sq M



## Fourth 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	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 990 year and 1 months

**Service Charge:** £2,713.91 per annum (subject to increase)

**Ground Rent:** Peppercorn

**Council Tax Band:** E

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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