



CRAVEN TERRACE, LONDON, W2
£399,950 SHARE OF FREEHOLD

Winkworth



CRAVEN TERRACE, LONDON, W2

Positioned on the first floor of a well-maintained and secure purpose-built block (with lift), the property is in good condition throughout and features a fitted kitchen, light-filled lounge, modern bathroom/WC, and a hallway with generous storage.

Benefits include communal heating and hot water, a long lease plus a Share in the Freehold and a Share in the Management Company.

Carroll House is located centrally, conveniently adjacent to Hyde Park and Lancaster Gate station. Within about 0.4 mile to Paddington mainline Station (Heathrow Express, rail, tube, bus), including the Elizabeth Line. In addition, there are multiple restaurants, shops and pubs within close proximity.

LONG LEASE, PLUS SHARE OF FREEHOLD
SERVICE CHARGE ABOUT £3,300 PA
GROUND RENT: £1 PA
COUNCIL TAX BAND: C

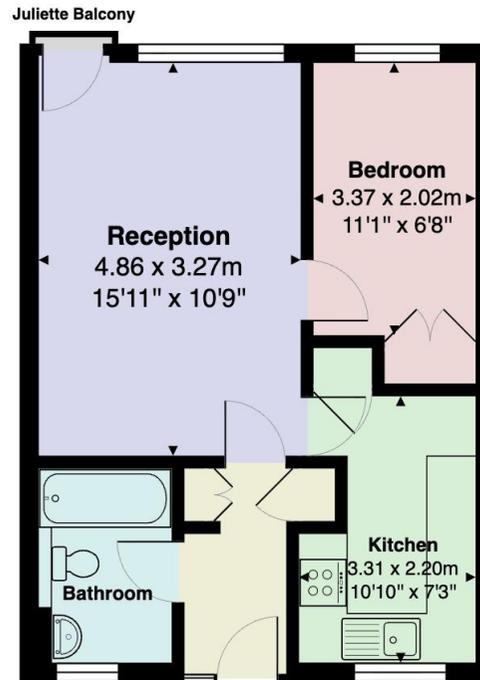
- INCLUDES:

- 1 - Buildings insurance
- 2 - Hot water
- 3 - Heating
- 4 - Upkeep of communal gardens
- 5 - Lift maintenance
- 6 - CCTV
- 7 - Security gates
- 8 - Cleaning and upkeep of communal areas





Carroll House, Craven Terrace, London, W2 3PR



Second Floor

Total Area: 40.8 m² ... 439 ft² (excluding juliette balcony)

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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