



QUEENSWAY, W2
£250,000 LEASEHOLD

**AN UNMODERNISED STUDIO FLAT SITUATED IN THIS
 ESTABLISHED PORTERED MANSION BLOCK, AT THE
 NORTHERN END OF QUEENSWAY.**

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk

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DESCRIPTION:

Situated on the first floor this unmodernised flat extends to 291 sq.ft and comprises; entrance hall, studio room, separate kitchen and a shower room. The current lease term is approximately 44years. Ralph Court is an established mansion block with a porter at the Northern end of Queensway.

Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Communal

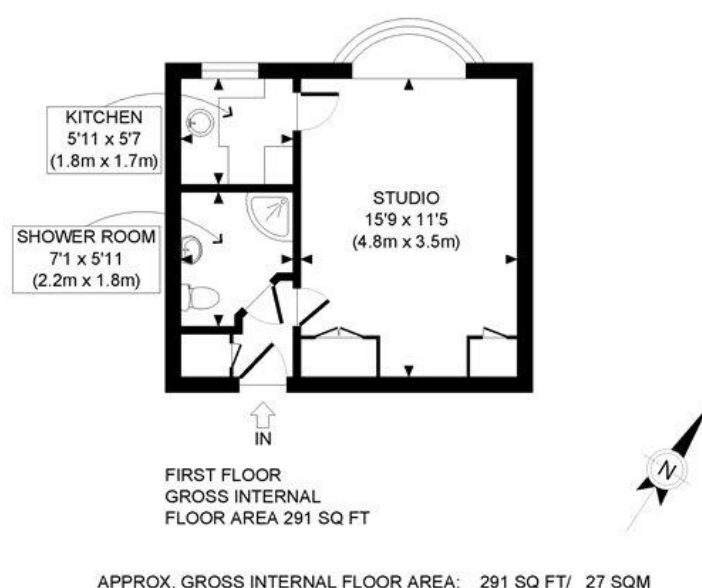
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

LOCATION:

Ralph Court is positioned at the end of Queensway, ideally located a short walk from the abundance of shops, restaurants and other amenities available locally. A short commute from Paddington Station and Central London; Close to three tube stations: Royal Oak (Hammersmith and City Line) walk, Bayswater (Circle and District Line), Queensway (Central Line), along with extensive bus routes. A short walk to Hyde Park, (Opposite Queensway tube station) with access to Kensington Gardens. Queensway and the surrounds are currently undergoing an extensive regeneration project, with the iconic Whitley's Building nearing completion which will be a luxury mixed used development of gyms, shops, hotel and cinema.





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PROPERTY PHOTO PLANS THE TOP STEP FOR PROPERTY MARKETING

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	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 44 year and 8 months

Service Charge: £3,250 per annum

Ground Rent: £50 Annually (subject to increase)

Council Tax Band: B (Westminster)

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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