



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](mailto:nottinghill@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)





### 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 Northen end of Queensway.

### Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Communal

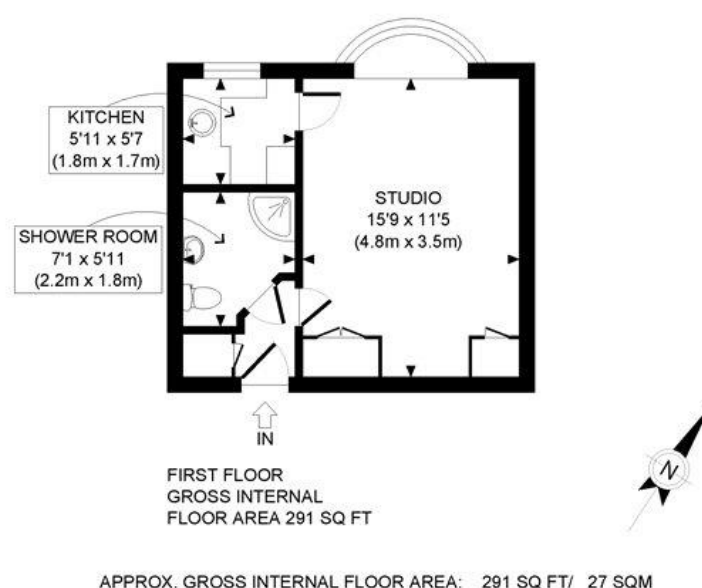
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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.





**Winkworth**

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

**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.

Notting Hill Sales | 0207 727 3227 | nottinghill@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.