



STRATHEARN PLACE, LONDON, W2
£725,000 SHARE OF FREEHOLD



STRATHEARN PLACE, W2

An immaculately presented one-bedroom ground floor apartment extending to approximately 609 sq ft, positioned on the desirable Strathearn Place in W2.

Recently refurbished to a high standard, the apartment offers stylish and well-proportioned accommodation throughout.

The property features attractive parquet wood flooring, creating a warm and contemporary feel across the living areas.

The layout has been thoughtfully arranged to maximise space and natural light, with the principal living area providing a comfortable setting for both relaxing and entertaining.

A notable feature of the property is the direct access to a private outdoor area, an uncommon benefit for a central London apartment and ideal for outdoor dining or quiet relaxation.

Location

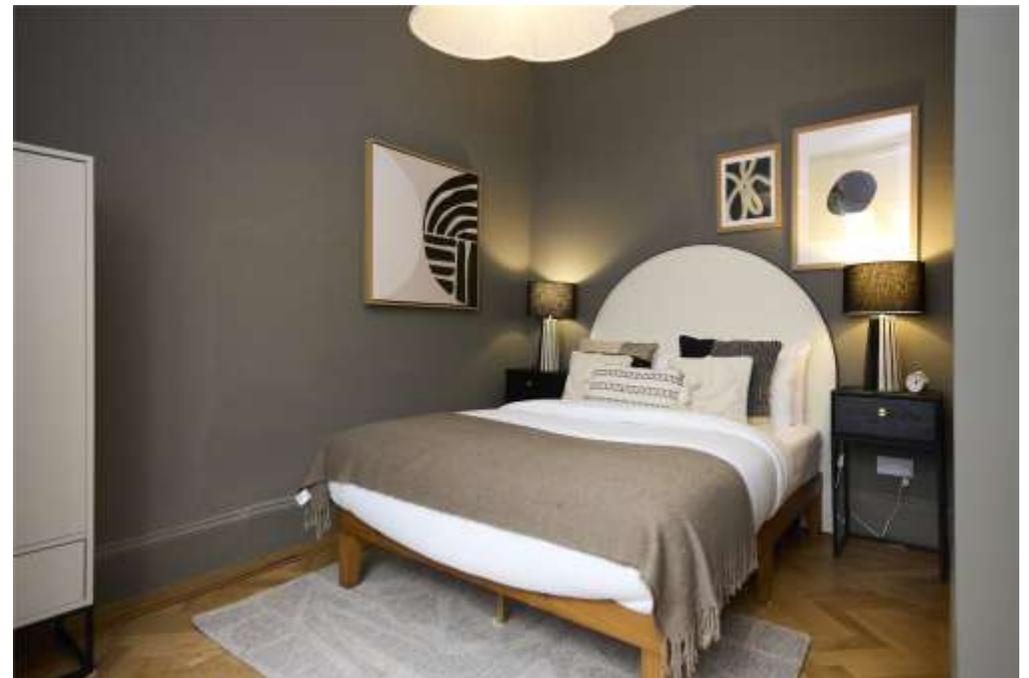
Strathearn Place is a quiet residential street ideally located within easy reach of Hyde Park, offering immediate access to some of London's most renowned green spaces. The nearby Connaught Village provides a charming selection of boutique shops, cafés and restaurants.

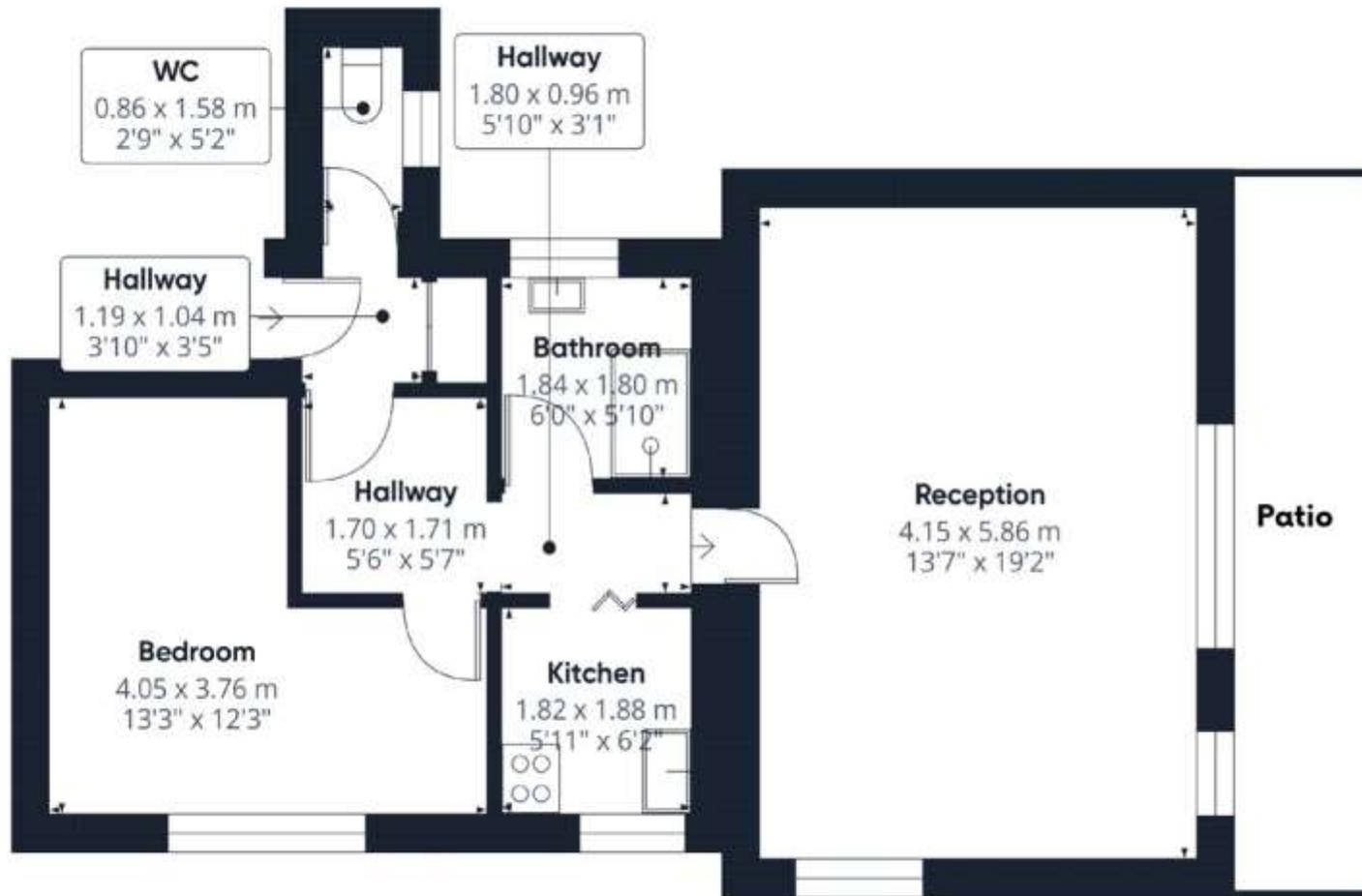
Paddington Station is also within close proximity, providing excellent transport links including the Elizabeth Line, Heathrow Express, National Rail and Underground services, making this an exceptionally convenient base within central London.

Tenure & Charges

- Price: £725,000 (Subject to Contract)
- Tenure: Leasehold (expiring 26 December 3006) with share of freehold
- Service Charge: Approx. £7,750 per annum (including water, hot water and heating; circa £1,750 contribution per annum noted)
- Ground Rent: Peppercorn







GLA⁽¹⁾
56.59 m²
609.15 ft²

Non-Standard Finished⁽²⁾
1.36 m²
14.59 ft²

(1) finished, above grade

(2) Rooms with straight ceiling below 2.13 m/7 ft, or sloped ceiling below 2.13 m/7 ft for more than half of room area

Ext. wall thickness assumed: 15.24

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
35-54	E	48 E	
21-34	F		
1-20	G		

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