



Arthur Court, London, W2

£450,000 *Share of Freehold*



A newly refurbished one-bedroom flat on the ground floor of a sought-after portered mansion block located on Queensway, W2.

KEY FEATURES

- Ground-floor flat in a portered, purpose-built mansion block
- Fully refurbished and presented in excellent condition
- 511 sq. ft layout: entrance hall, reception room, separate kitchen, bedroom, and bathroom
- Wood flooring throughout, with newly installed modern kitchen and fully tiled bathroom
- Benefits from porter service



Notting Hill Sales

0207 727 3227 | nottinghill@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

Located on the ground floor of this portered mansion block, this generously sized flat has been thoroughly refurbished throughout and is presented to the market in excellent condition. Spanning 511 sq. ft, the accommodation includes an entrance hall, a reception room, a separate kitchen, a bedroom, and a bathroom.

Standout features include wood flooring throughout, a newly installed kitchen fitted with a range of wall and base units, and a modern bathroom that is fully tiled on both the walls and floor. The building itself is purpose-built and benefits from a porter service, as well as communal heating and hot water.

Arthur court is an exceptionally convenient location with a vast array of shops and restaurants on and around Queensway seconds away, a short walk from Queensway, Bayswater and Royal Oak Tube Stations and within walking distance of Paddington Railway and the Heathrow Express too.

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>





For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/NHS250120>

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.

MATERIAL INFO

Tenure: Share of Freehold
Term: 965 year and 10 months
Service Charge: £5027 per annum
Council Tax Band: C
EPC rating: D (Westminster)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

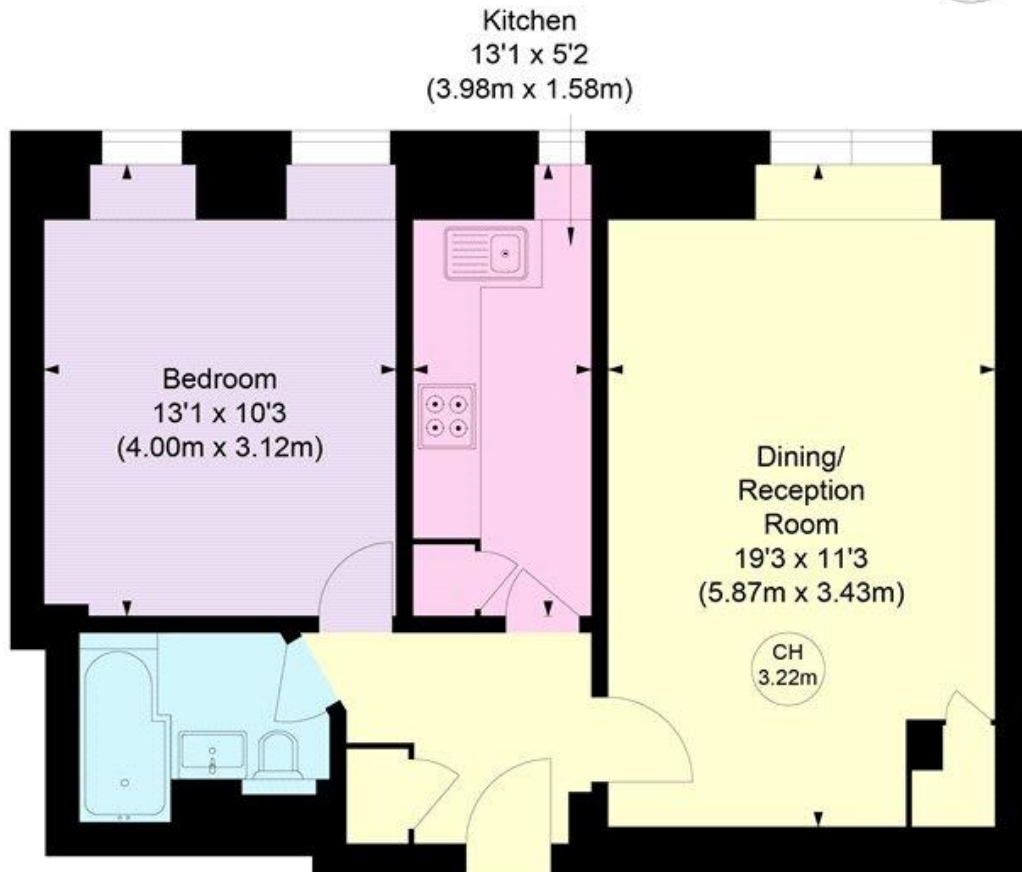
ARTHUR COURT QUEENSWAY, W2

APPROXIMATE GROSS INTERNAL AREA

511 Ft² - 47.47 M²

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Key :
CH - Ceiling Height



GROUND FLOOR

Winkworth

Notting Hill Sales

0207 727 3227 | nottinghill@winkworth.co.uk

Winkworth

for every step...

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.