



**EXETER HOUSE, HALLFIELD ESTATE, BAYSWATER, W2  
£465,000 LEASEHOLD ABOUT 174 YEARS REMAINING**

**A LIGHT THREE BEDROOM AND WELL-PROPORTIONED SEVENTH FLOOR (WITH LIFT) APARTMENT - IDEAL FOR A FIRST TIME BUYER OR A BUY TO LET INVESTMENT.**

Paddington & Bayswater | 020 7467 5770 | paddington@winkworth.co.uk

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## DESCRIPTION:

The Hallfield Estate, designed by Berthold Lubetkin and Tecton, has been awarded Grade II listed status as a result of its attractive post war design and communal green open spaces, making this an ideal first time buy or rental investment.

Conveniently positioned near four Zone 1 transport links; Queensway (Central Line), Lancaster Gate (Central Line) and Bayswater (Circle and District Line) stations.

SERVICE CHARGE - ABOUT £2,500 PER ANNUM, GROUND RENT - ABOUT £10 PER ANNUM, COUNCIL TAX BAND: F



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# Exeter House

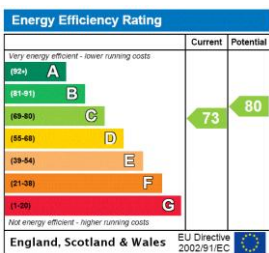
Approximate Gross Internal Area = 76.0 sq m / 818 sq ft



## Seventh Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID996852)

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.



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