



**OAK TREE LODGE, LEINSTER GARDENS, BAYSWATER, W2  
£560,000 SHARE OF FREEHOLD**

**LOCATED IN W2, ON LEAFY 'LEINSTER GARDENS', MOMENTS FROM KENSINGTON GARDENS AND HYDE PARK - A WELL PRESENTED, ONE BEDROOM, BRIGHT, SECOND FLOOR (WITH LIFT) APARTMENT, WITH A SHARE OF THE FREEHOLD.**

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## DESCRIPTION:

Conveniently positioned near four Zone 1 transport links: Queensway (Central Line), Lancaster Gate (Central Line) and Bayswater (Circle and District Line) stations. Paddington mainline station provides national and international connections via the Heathrow Express, together with the Elizabeth line, giving fast connections to many destinations, including the City and Canary Wharf.

LEASEHOLD, PLUS SHARE OF FREEHOLD: ABOUT 979 YEARS REMAINING | SERVICE CHARGE - ABOUT £1,400 PER ANNUM | GROUND RENT – PEPPERCORN | COUNCIL TAX BAND: D



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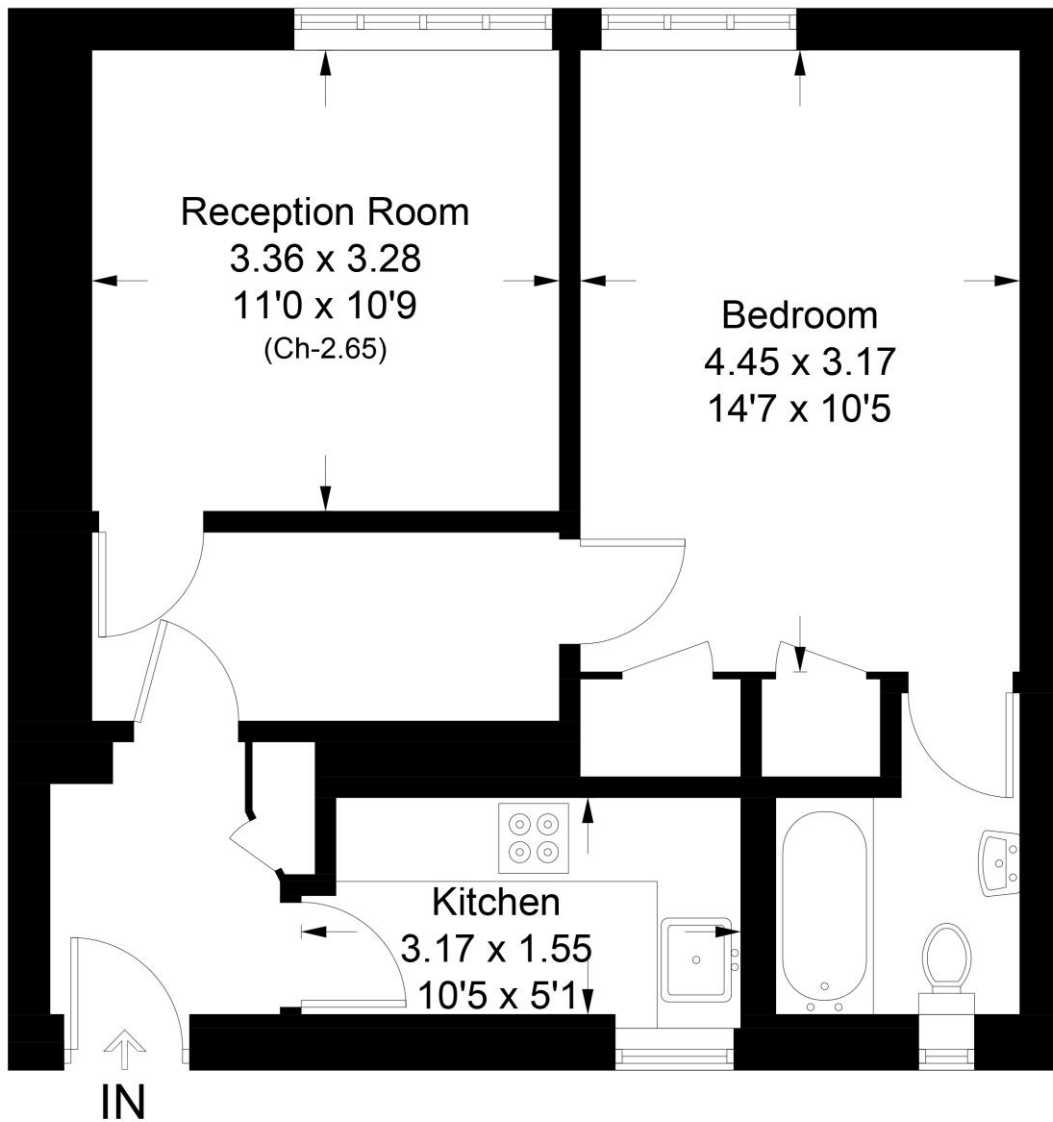


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# Oak Tree Lodge

Approximate Gross Internal Area = 46.7 sq m / 503 sq ft



## Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID949482)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	74
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 979 year and 0 months

**Service Charge:** £1400 per annum

**Ground Rent:** Peppercorn

**Council Tax Band:** D

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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