



CRAVEN COURT, CRAVEN ROAD, BAYSWATER, W2
GUIDE PRICE £480,000 LEASEHOLD

**LOCATED IN THE HEART OF BAYSWATER (ZONE 1) A
TWO BEDROOM FOURTH FLOOR APARTMENT - (IDEAL
FOR INVESTOR).**

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Located north of Hyde Park in the heart of Bayswater (zone 1) a two bedroom fourth floor apartment - (ideal for investor) set within an attractive Victorian Grade II former terraced house. Set within this former row of houses - the front elevation has 'architecturally striking features' including a first floor continuous bombé balcony and square-headed architrave windows.



Winkworth

for every step...



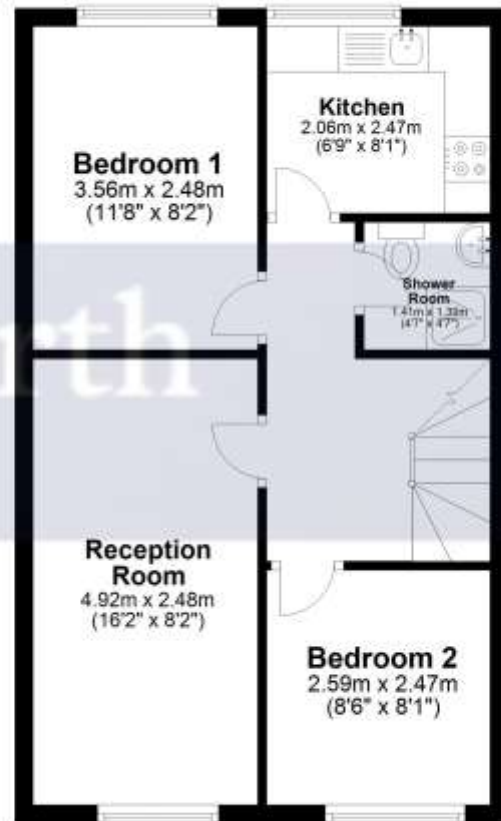
Winkworth

for every step...

Fourth Floor

Approx. 43.2 sq. metres (464.7 sq. feet)

Fourth Floor
Approx. 6.6 sq. metres (71.0 sq. feet)



Total area: approx. 49.8 sq. metres (535.8 sq. feet)

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.

Tenure: Leasehold

Term: 969 year and 4 months

Service Charge: About £3,150 per annum

Ground Rent: About £250 per annum

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.

Paddington | 020 7467 5770 | paddington@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.