



Inverness Terrace, London W2

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Located on the first floor, this good sized property has been refurbished to a very high standard throughout, and benefits from a lift and porter. The property comprises a generously sized southerly facing reception room with wood floors and open plan kitchen space with integrated appliances and smart cabinetry.

The bedroom is beautifully presented and features fitted wardrobes and there is a contemporary bathroom off the hallway, with plenty of storage space. Riven Court itself is a well maintained building and is perfectly located for local amenities around Westbourne Grove as well as nearby Hyde Park.

NB: We have been unable to confirm the next review date for the service charge. You should ensure that you or your advisors make your own inquiries.



**Asking price:** £535,000

**Tenure:** Leasehold: approximately 93 years remaining

**Service charge:** £1,923 per annum

**Ground rent:** peppercorn per annum

**Local authority:** City of Westminster

**Council tax band:** C





There are excellent transport links nearby including Central and Circle & District lines at Queensway and Bayswater. The Heathrow Express and Elizabeth line at Paddington are also in easy reach.







**Approximate Gross  
Internal Floor Area  
43 sq m / 463 sq ft**

This plan is for guidance only  
and must not be relied  
upon as a statement of fact.  
Attention is drawn to  
the important notice on the last  
page of the text of  
the Particulars.

## First Floor

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We would be delighted to tell you more  
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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