



# Ralph Court, Hyde Park W2

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Well-presented lateral apartment situated on the fifth floor of this popular portered mansion block close to Westbourne Grove and Queensway.

The apartment measures approximately 71.4 sq. m. (768 sq. ft.), and accommodation briefly comprises two double bedrooms with the principal features of a bay window and en suite shower room, a further family shower room, a separate well-equipped kitchen with a great range of cabinets and integrated appliances. Elsewhere, there is a spacious reception room with ample dining space; however, the generous entry hallway can serve as dining space.



**Asking price:** £800,000

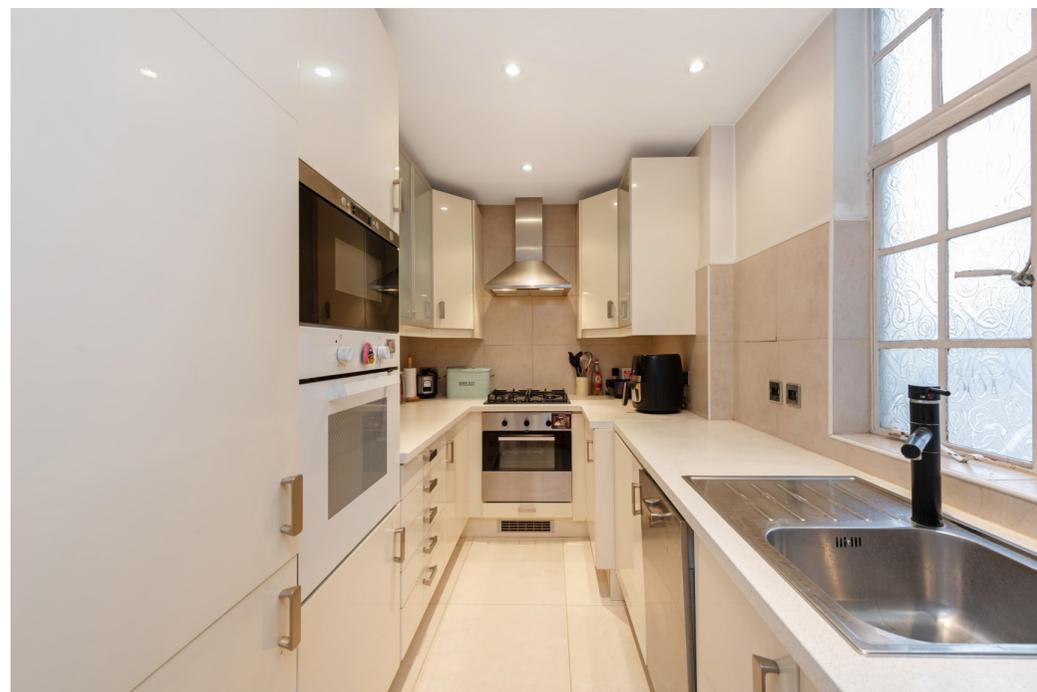
**Tenure:** Leasehold: approximately 137 years remaining

**Service charge:** £6,500 per annum, reviewed every year, next review due 2024

**Ground rent:** Peppercorn

**Local authority:** City of Westminster

**Council tax band:** D







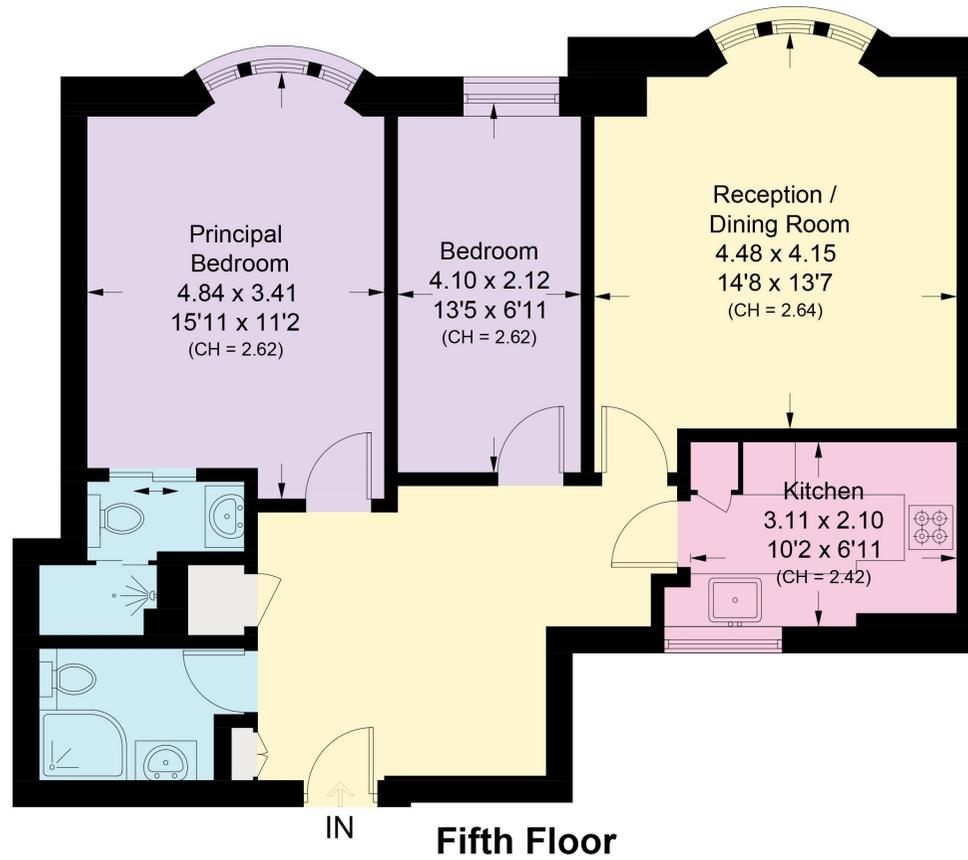
## Location

Ralph Court is ideally positioned at the quieter, northern end of Queensway just moments from the superb choice of fashionable boutique shops, cafes and restaurants on Westbourne Grove whilst there are excellent transport links available at the underground stations of Queensway and Bayswater which are just a stroll away. Slightly further afield is Paddington station offering Overground, underground and Elizabeth line services whilst the vast green open spaces of Hyde Park are at the end of the street.



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Approximate Area = 71.4 sq m / 768 sq ft  
Including Limited Use Area (0.2 sq m / 2 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.

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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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