

# Craven Terrace, Bayswater W2

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This charming apartment is situated on the second floor of a semi-residential block in a fantastic central location.

Accommodation includes a spacious open-plan reception room with large sash windows, allowing abundant natural light into the property. The room encompasses a dining area and a contemporary kitchen with integrated appliances.

At the rear of the property is the bedroom, which is of a good size and features a range of built-in wardrobes and offers en suite bathroom facilities, accessible via a small flight of stairs.



**Asking price:** £550,000

**Tenure:** Leasehold: approximately 106 years remaining

**Service charge:** £1,200 per annum, reviewed every year, next review due 2024

**Ground rent:** £320 per annum, reviewed every year, next review due 2024

**Local authority:** City of Westminster

**Council tax band:** D



## Location

Craven Terrace is located within proximity to the beautiful green open spaces of Hyde Park. Nearby transport facilities include Lancaster Gate underground (Central line) and Paddington mainline and underground (National Rail, Heathrow Express, Bakerloo, District, Circle, Hammersmith & City line) stations. The area will soon benefit from the imminent arrival of Crossrail, offering faster connections across London, towards the City and Canary Wharf.

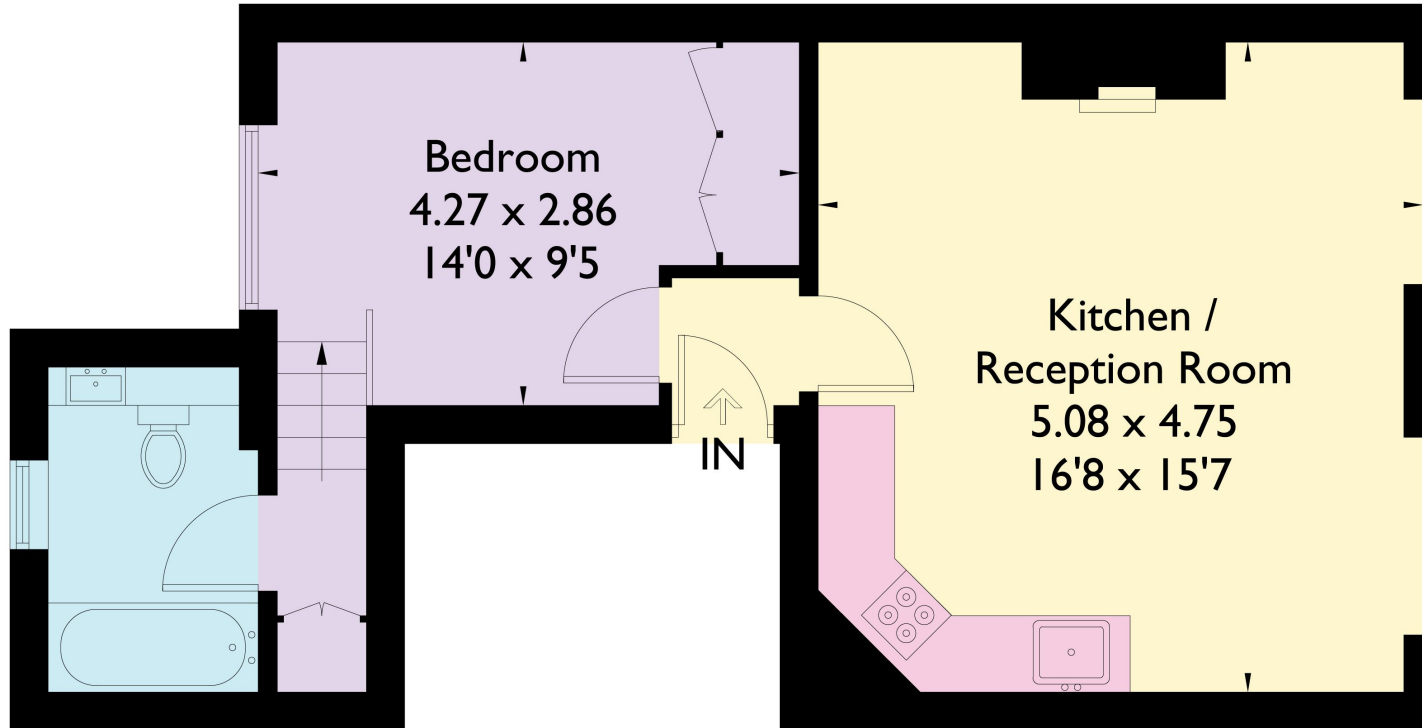


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Approximate Gross Internal Area = 42.5 sq m / 457 sq ft



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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Particulars dated November 2023. Photographs and videos dated November 2023.

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