# West End Gate, Lisson Grove, W2

2 bedroom flat - £1,190,000 leasehold

Maida Vale Sales

# West End Gate, Lisson Grove, W2

£1,190,000 leasehold 2 bedroom flat

Foxtons.co.uk/15074192

Bright and well presented two bedroom apartment featuring a spacious open plan living area, modern kitchen, two bathrooms, private balcony and excellent natural light throughout.

## KEY FEATURES

- x1 Underground parking included on the lease
- Outstanding amenities: Pool, gym, sauna, cinema room
- Walking distance to Paddington Station, Hyde Park, Little Venice
- Private balcony
- Two stylish shower rooms
- Concierge service and superb amenities
- Great location close to shops and transport

## LOCAL AREA

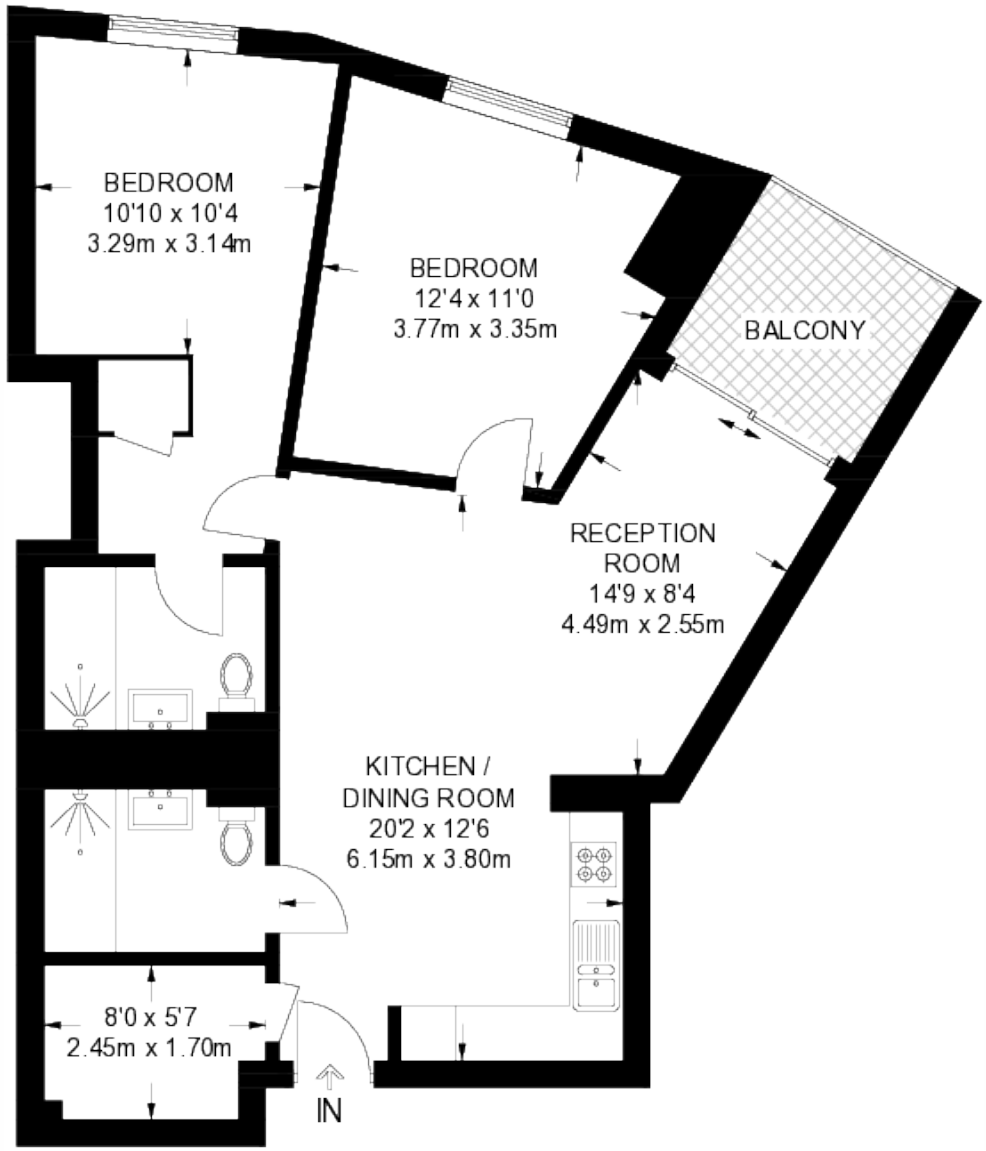
A vibrant residential setting with a good selection of shops, cafes and everyday amenities nearby. Excellent transport links and a mix of green spaces and leisure facilities make the area popular with professionals and residents alike.

**Edgware Road (Bakerloo) Underground Station**
Bakerloo line, Zone 1

**Paddington Station**
Bakerloo Circle District Hammersmith & City Great Western Railway Heathrow Express Elizabeth line lines, Zone 1

**Marylebone Underground Station**
Bakerloo Chiltern Railways lines, Zone 1

Representation of current layout, gross internal floor area is approximately 843 Sq Ft ( Sq M)




**APPROXIMATE GROSS INTERNAL AREA**
**843 SQ FT / 78.3 SQ M**

This plan has been drawn for illustrative and identification purposes only.


**Foxtons Maida Vale**

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The
Westmark

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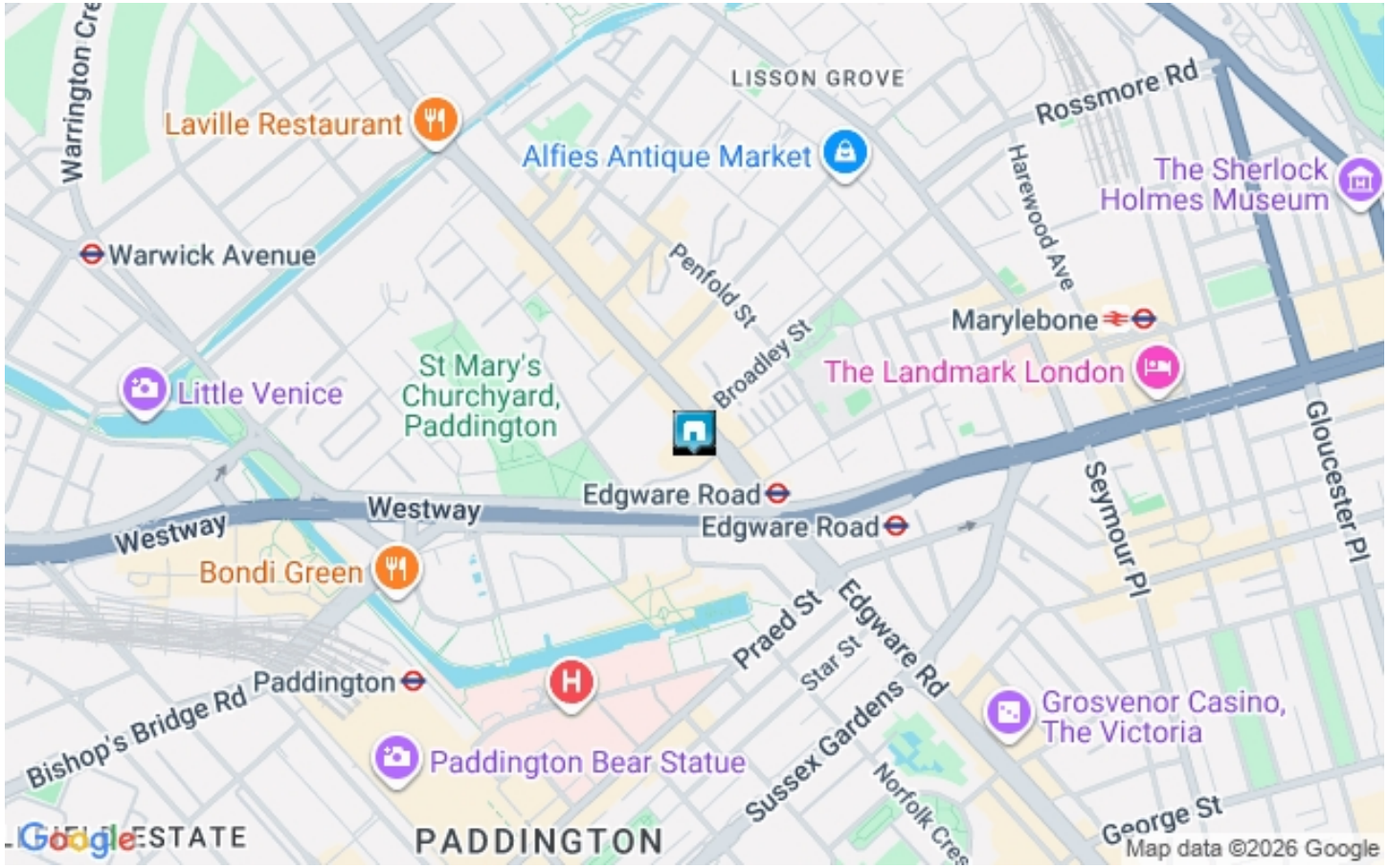


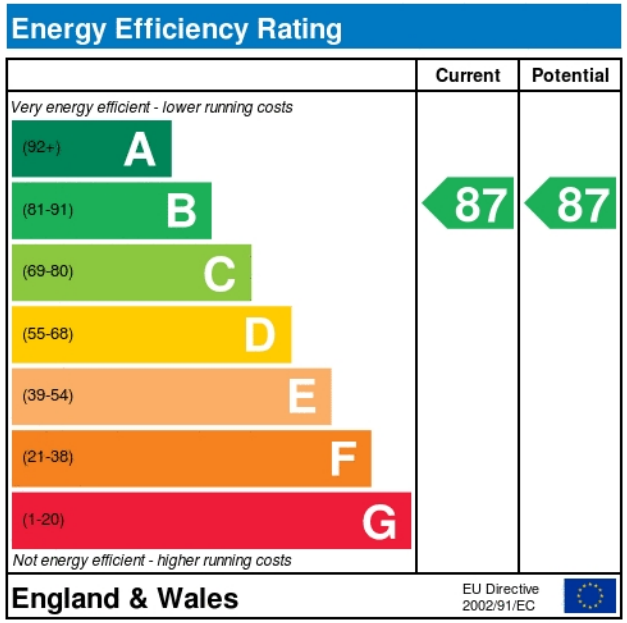


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|---|---|
| Tenure | **Leasehold** |
| Lease Expires | **01/01/3019** |
| Ground Rent | **To be confirmed** |
| Service Charge | **£7,800.00 per annum** |
| Local Authority | **The City Of Westminster** |
| Council Tax | **£1,514 per year (Band F)** |

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Foxtons. (1.63.133936)

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The Property Ombudsman

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