

Sarda House

London, W2



**STRUTT
& PARKER**

BNP PARIBAS GROUP

Beautifully refurbished three bedroom, two bathroom flat with lift access and secure allocated parking.

This immaculately presented three-bedroom, second floor apartment, offers contemporary living in a peaceful yet highly desirable location.



1 RECEPTION ROOM



3 BEDROOMS



2 BATHROOMS



SHARE OF FREEHOLD



971 SQ FT



**ASKING PRICE
£1,295,000**



The property

Nestled within the sought after Sarda House, this impeccably renovated three bedroom, two-bathroom apartment offers an elegant blend of luxury and modern functionality. Spanning approximately 971 sq ft, the apartment showcases exquisite herringbone flooring that flows seamlessly throughout, creating a sense of warmth and sophistication. The spacious open plan reception and dining area is perfectly designed for both relaxation and entertaining, complemented by a built in sound system that enhances the living experience.

Location

Ideally situated, the property enjoys close proximity to the vibrant amenities of Westbourne Grove and Queensway, offering an array of restaurants, boutique shops, and cafés. The exciting new Queensway developments are nearby, and the green open spaces of Hyde Park are just moments away. As well as excellent transport links via Queensway and Bayswater Underground Stations (Central, District and Circle lines), with Paddington Station (Heathrow Express and Elizabeth line) a stones throw away.







Floorplans

Gross internal area 971 sq ft (90.2 sq m)

For identification purposes only.

General

Tenure: 999 years from 18.04.2000, plus a **Share of the Freehold**

Local Authority: City of Westminster

Service Charge: For the period 01.01.25 to 31.12.25, approximately £3,609. There is a further contribution to the reserve fund of approximately £3,874

Ground Rent: Nil

Council Tax: Band G

EPC Rating: C

Parking: Secure allocated parking

Broadband: Available

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