A MODERN ONE BEDROOM APARTMENT ON LANCASTER GATE

LANCASTER GATE, BAYSWATER, LONDON, W2

Furnished, £675 pw (£2,925 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available from 30/09/2018
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- One bedroom with en-suite bathroom
- Spacious reception room with wooden floors and very high ceilings
- Guest WC
- Private balcony
- EPC Rating = D
- Council Tax = G

Situation
The apartment is 0.3 miles from Lancaster Gate Underground station (Central Line) and 0.5 miles from Paddington station.

Description
A modern one bedroom apartment, situated on the third floor of a period building at Lancaster Gate. The apartment comprises one bedroom with an en-suite bathroom, a modern fitted kitchen, a guest WC and large reception room with direct access to a private balcony. The property has lift access and benefits from excellent light throughout.

Energy Performance
A copy of the full Energy Performance Certificate is available on request.

Viewing
Strictly by appointment with Savills.
Lancaster Gate, W2

Approximate Gross Internal Area = 844 sq ft / 78.41 sqm

Third Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only and is not to scale.
Dotted lines indicate restricted head height unless marked otherwise.

FLOORPLANS

Gross internal area: 844 sq ft, 78.41 m²
*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT), £339 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee – charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees.

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