



Lincoln Apartments, Fountain Park Way, White City, W12

Offers in excess of: £730,000



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 1 Bedroom  1 Bathroom  Leasehold

A very stylish one-bedroom apartment at the highly sought-after White City Living. Set on the 7th floor, this luxury apartment spans 567 square feet (approx.) and boasts an array of modern conveniences. Finished to an exceptional standard throughout, the open plan kitchen / living area connects to a private balcony with views over the communal gardens. Floor to ceiling windows draw in an abundance of natural light while the large double bedroom benefits from built-in wardrobes and its own heating/ cooling zone.

Residents of White City Living freely enjoy 24 hour security, concierge, CCTV, lift access, residents' lounge, meeting room, reading area, swimming pool, spa, fully-equipped gym facility, communal gardens and high-spec cineplex.

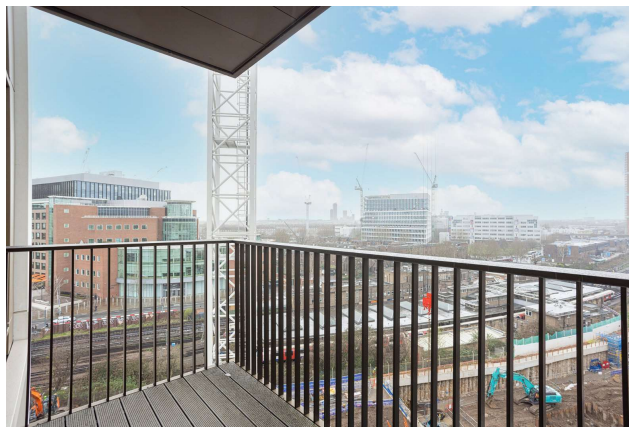
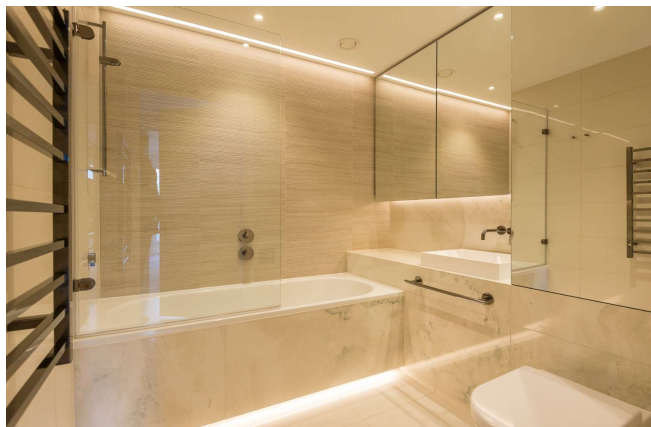
The property is ideally located close to the open spaces of Holland Park & Shepherds Bush Green; with Westfield shopping centre just a stone's throw away. Transport links include White City & Wood Lane stations (Central, Circle and Hammersmith & City – Zone 2) and White City Bus Station all within walking distance of the development.



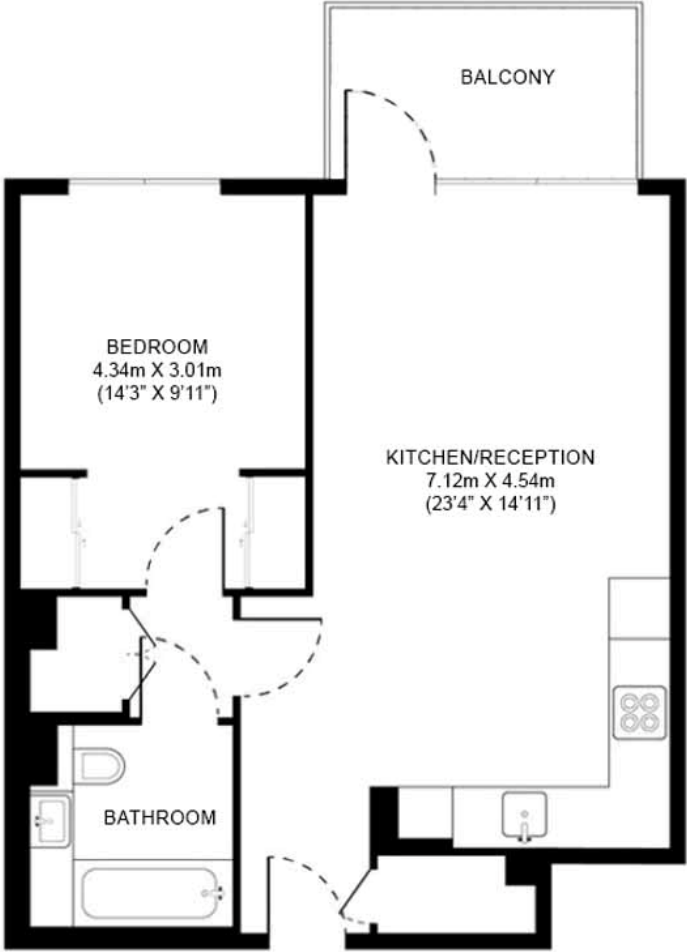


Property Features:

- 1 Bedroom
- 1 Bathroom
- 7th Floor
- 567 Square Feet (Approx.)
- Private Balcony
- Miele Appliances
- Concierge, Residents Gym and Swimming Pool
- White City and Wood Lane Stations (Zone 2)



7th Floor
Total Gross Internal Area
 52.7 Sq/m - 567.2 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Leasehold
Expires 01/01/3018
Approximately 992 Years Remaining

Ground Rent: £500.00 (per annum)
for the year 2025

Service Charge: £4,475.44 (per annum)
for the year 2025

Anticipated Rent: £2,700.00 pcm
Approx. 4.4% Yield

Viewings:

All viewings are by appointment only through our White City Office.

Our reference: BEA220327

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W: www.benhams.com

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