



Horley Court, Inverness Terrace, Bayswater, W2

Asking Price: £850,000

Benham
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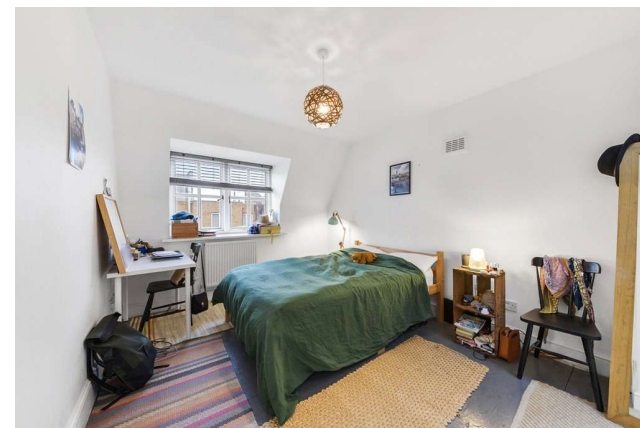
Horley Court, Inverness Terrace, Bayswater, W2

 2 Bedroom (s)  2 Bathroom (s)  Share of Freehold

A fabulous two bedroom, two bathroom, top-floor flat spanning approximately 667 square feet. The flat comprises an open-plan living room and kitchen, featuring a well-designed U-shaped kitchen with integrated appliances and a good-sized living area. The principal bedroom includes built-in storage providing ample storage space, along with a three-piece en-suite shower room. Adjacent to the principal bedroom is a further double bedroom. Additionally, there is a three-piece family bathroom located off the hallway, and the property benefits from a share of the freehold.

Horley Court is a well-maintained residential building situated in the sought-after W2 postcode, ideally located close to Hyde Park and the amenities of Connaught Village. The surrounding area offers a variety of shops, cafés, restaurants, and green open spaces, making Horley Court a desirable location for both residents and investors.

The property is exceptionally well-connected for transport, with Queensway Station close by, offering access to the Central Line. Bayswater Underground Station (District and Circle Line) is also within easy reach, providing quick access to the West End and the City. Numerous bus routes serve the area, ensuring convenient travel across London and beyond.





Property Features:

- Two Bedrooms
- Two Bathrooms
- 667 Square Feet (Approx.)
- Share of Freehold
- Top Floor Flat
- Queensway Station -0.2 Miles
- Bayswater Station - 0.1 Miles



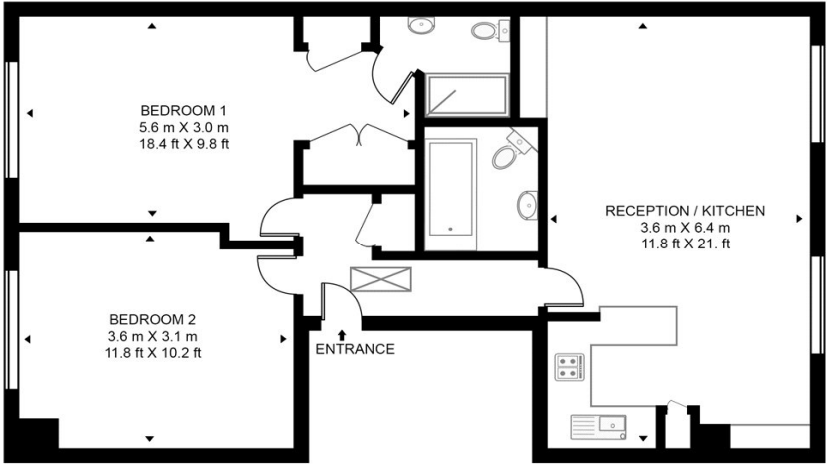
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HORLEY COURT, 46 INVERNESS TERRACE
 APPROXIMATE GROSS INTERNAL FLOOR AREA 667 SQ.FT (62 SQ.M)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.
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Terms & Conditions:

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

Asking Price:	£850,000
Tenure:	Share of Freehold Expires 31/12/3015 Approximately 989 Years Remaining
Ground Rent:	£225.00 (per annum) for the year 2026
Service Charge:	£3,606.53 (per annum) for the year 2026
Anticipated Rent:	£4,000.00 pcm Approx. 5.6% Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: NIN260001

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W: www.benhams.com

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