



Belvedere Row, Fountain Park Way, White City, W12

Asking Price: £1,250,000



Belvedere Row Apartments, Fountain Park Way, White City, W12

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

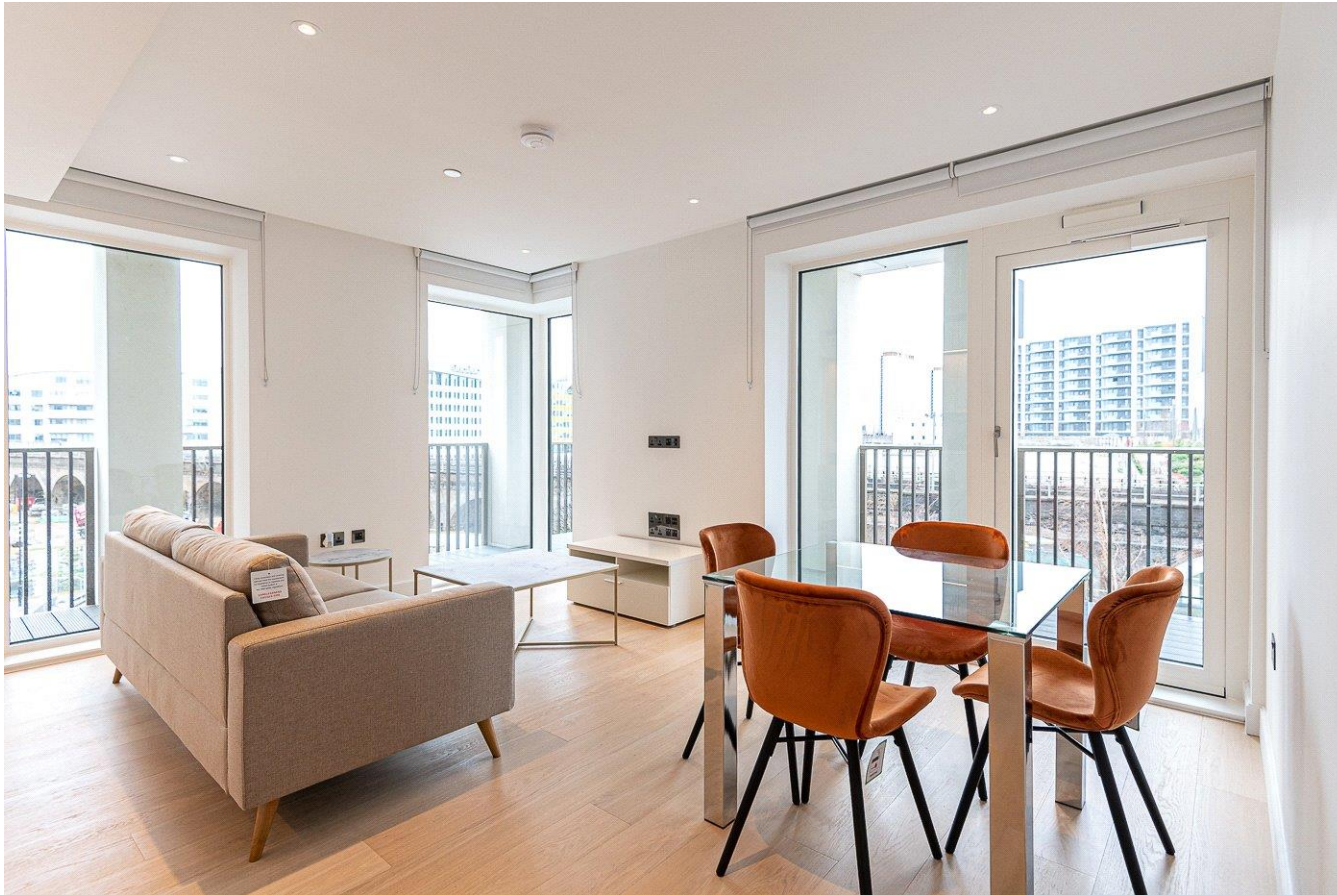
This stylish two bedroom, two bathroom apartment, located in White City Living at the heart of Shepherd's Bush, boasts a central garden view. Positioned on the first floor, it spans approximately 780 square feet, offering impeccably decorated interiors with contemporary furnishings. The apartment features a spacious open-plan double reception room with dining space and expansive floor-to-ceiling windows that flood the property with natural daylight. The property includes a generously sized, fully fitted modern kitchen equipped with well-known appliances, a main bedroom with a built-in wardrobe, a luxurious en-suite double walk-in shower, a second double bedroom with built-in storage spaces, an additional spacious and luxurious en-suite bathroom, internal storage room, utility room and a sizable wrap-around private balcony-terrace (an additional 162.5 square feet) accessible from both bedrooms, the kitchen and the reception room. Further features include air conditioning, underfloor heating, an air ventilation system, an iDevice controllable home automation system, double-glazed windows, hardwood floors in the reception room, luxurious carpeting in the bedrooms, storage room, and a well-proportioned utility room.

Residents enjoy an array of amenities including 24-hour security, concierge services, CCTV surveillance, lift access, a residents' lounge, a meeting room, a reading area, a beautiful swimming pool, a spa, a top-end fully equipped on-site gym facility, communal gardens, and a high-spec cineplex.

Ideally situated near Holland Park and Shepherd's Bush Green, perfect for outdoor activities, the property also offers easy access to the nearby Westfield shopping centre. This bustling centre provides various amenities such as a cinema, designer shops, eateries, and children's play activities. Additionally, the vicinity boasts a selection of theatres, vibrant bars, nightclubs, restaurants, and cafes.

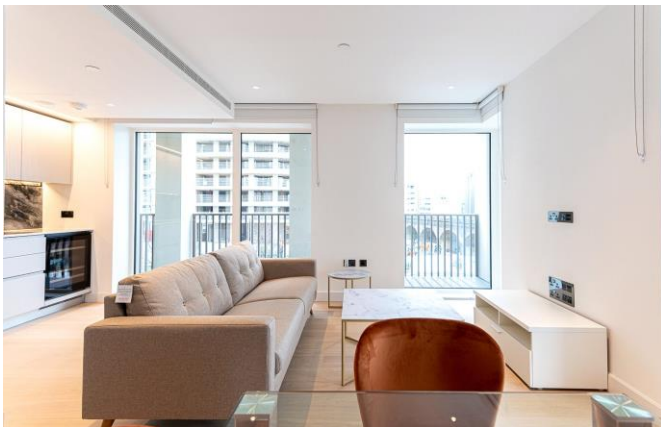


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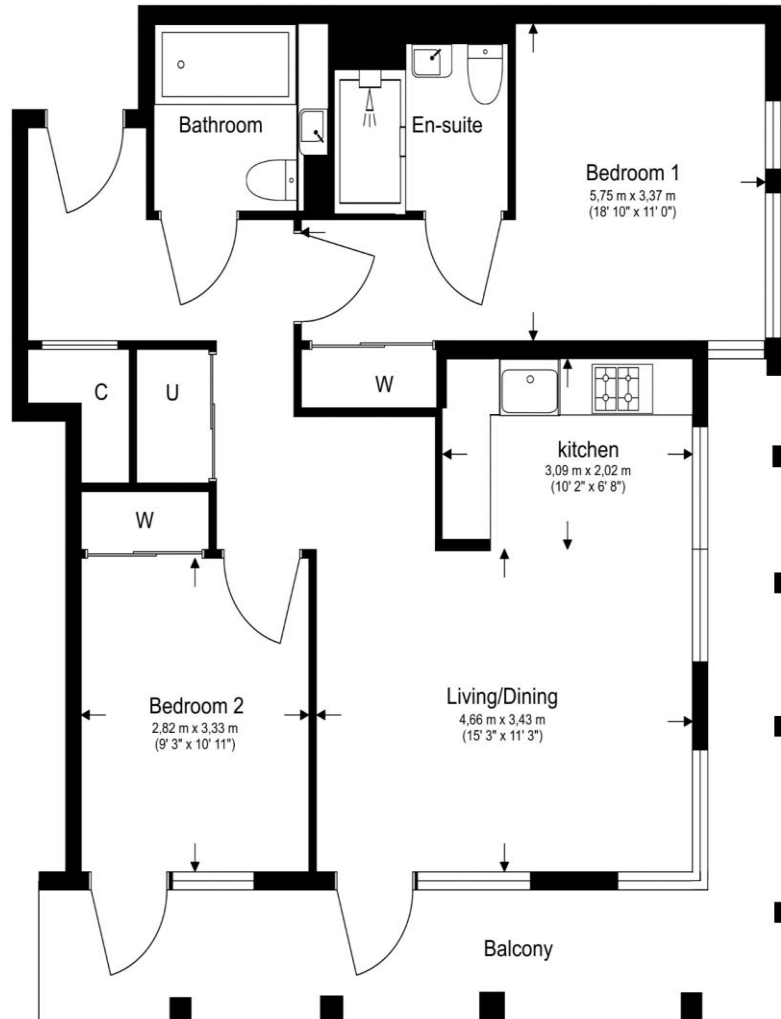


Property Features:

- Two Bedrooms
- Two Bathrooms
- 780 Square Feet (Approx.)
- 1st Floor
- Miele Appliances
- Private Wrap Around Balcony
- Concierge, Residents Gym & Swimming Pool
- White City and Wood Lane Underground Stations (Zone 2)



Total Gross Internal Area
72.5 Sq/m - 780 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	84	84
(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.

Asking Price:	£1,250,000
Tenure:	Leasehold Expires 01/01/3018 Approximately 993 Years Remaining
Ground Rent:	£750.00 (per annum) for the year 2024
Service Charge:	£5,101.04 (per annum) To June 2024
Anticipated Rent:	£3,200.00 pcm Approx. 3.1% Yield

Viewings:

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

Our reference: CHN230022

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