



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

Asking Price: £1,050,000

 Benham  
& Reeves



# Belvedere Row, 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 development, boasts a central garden view. Positioned on the 9th floor, it spans approximately 867 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 bathroom, internal storage room, utility room and a private balcony. Further features include air cooling, 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, a 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, the property is perfect for outdoor activities and 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.



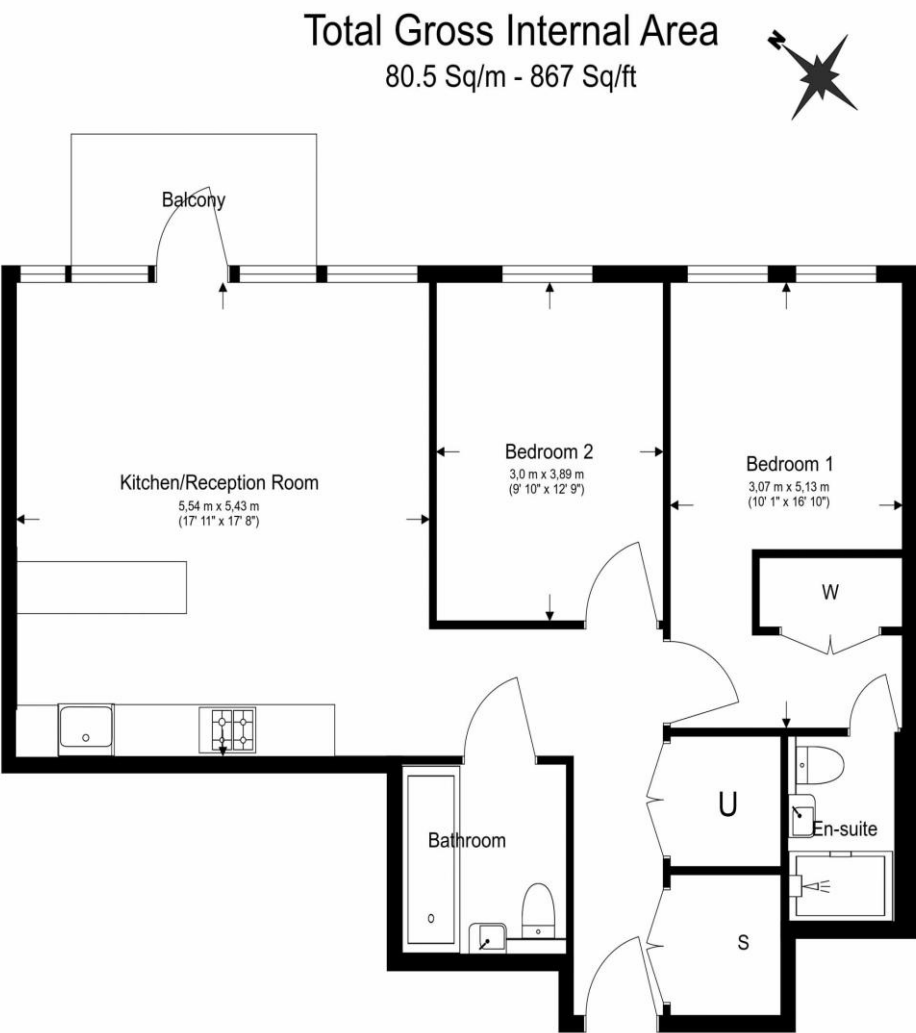


## Property Features:

- Two Bedrooms
- Two Bathrooms
- 867 Square Feet (Approx.)
- 9th Floor
- Miele Appliances
- Private Balcony
- 24-Hour Concierge
- Residents' Gym & Swimming Pool
- Residents' Lounge & Meeting Room
- White City and Wood Lane Underground Stations (Zone 2)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

## Terms & Conditions:

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

Asking Price:	£1,050,000
Tenure:	Leasehold Expires 31/12/3017 Approximately 992 Years Remaining
Ground Rent:	£750.00 (per annum) for the year 2025
Service Charge:	£5,346.00 (per annum) for the year 2025
Anticipated Rent:	£4,000.00 pcm Approx. 4.6% Yield

## Viewings:

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

Our reference: KEN250178

T: 020 7402 9866

E: [whitecity.sales@benhams.com](mailto:whitecity.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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