



# Lincoln Apartments, Fountain Park Way, White City, W12

Asking Price: £1,100,000

 Benham  
& Reeves

# Lincoln Apartments, Fountain Park Way, White City, W12

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This spacious 2-bedroom, 2-bathroom apartment is set on the 11th floor and features an open-plan living space with a generously sized bedroom, large luxurious bathroom and a private balcony. The apartment features wooden flooring, underfloor heating, air conditioning, and a kitchen with a composite stone worktop, Miele appliances, and a breakfast bar.

Being a resident of this prestigious development allows you access to two 12-seater private cinema rooms with food and drink facilities, a business lounge and meeting rooms, a private kitchen and dining rooms to entertain. There is also a large swimming pool with an adjoining sun terrace, a therapeutic hydro-pool with treatment and massage rooms available. You also get to benefit from a fully equipped gym with rooms for personal training and classes, a café accessed via the club lounge and a state-of-the-art golf simulator.

Europe's largest shopping centre is at your doorstep in the form of Westfield, and you are just moments from Notting Hill, Holland Park, Kensington & Chelsea and walking distance to White City and Wood Lane Underground stations (Zone 2).





## Property Features:

- Two Bedrooms
- Two Bathrooms
- 818 Square Feet (Approx.)
- 11th Floor
- Private Balcony
- Luxury Finish
- Concierge, Residents' Gym and Swimming Pool
- White City and Wood Lane Stations (Zone 2)



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## LINCOLN APARTMENTS

APPROXIMATE GROSS INTERNAL FLOOR AREA 818 SQ.FT (76 SQ.M)



ELEVENTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	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: £1,100,000

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

Ground Rent: £750.00 (per annum)  
for the year 2025

Service Charge: £5,548.00 (per annum)  
for the year 2025

Anticipated Rent: £4,000.00 pcm  
Approx. 4.4% Yield

## Viewings:

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

Our reference: NIN250253

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

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

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