



# Lord Estates

Established 1978

## TRINITY COURT, W2 6HN



### £1,150,000

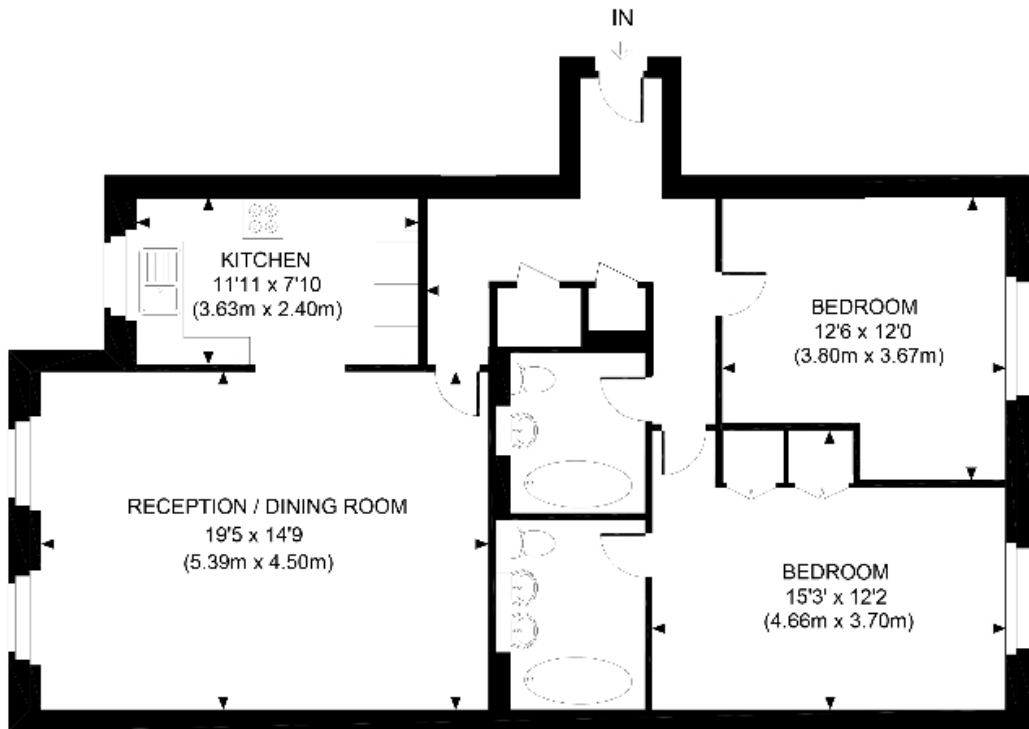
A bright, spacious and well-presented 2 bed 2 bath apartment on the 4th Floor of this prestigious portered purpose built block. The property offers a good size of living space, two double bedrooms, large kitchen and two bathrooms. Further benefits include an allocated car parking space & porter. The building is conveniently located within minutes' walk to Hyde Park with all transport, shopping, leisure amenities of Bayswater being at a short distance. Excellent transport links include numerous bus routes, tube stations of Paddington, Royal Oak, Bayswater, Queensway, main station Paddington with Heathrow link. Gross Internal Area: 945 SQ FT // 87.7 SQ M approx. The property is offered with a lease expiring 25.12.2111, plus Share of Freehold.

Council Tax Band: F Local Authority: Westminster City



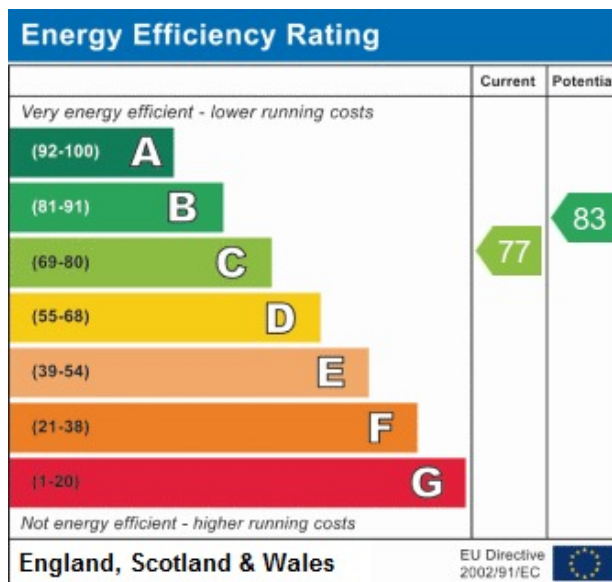
# TRINITY COURT

APPROXIMATE GROSS INTERNAL AREA = 945 SQ.FT. (87.7 SQ. M.)



## FOURTH FLOOR

Illustration for identification purposes only, measurements are approximate, not to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## Terms and conditions

**Tenure:** Shared Freehold  
**Leasehold:** expiring 25/12/2111  
**Service charge:** £3900

### Property Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors.

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

### Misrepresentation Act 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.