



A Smart, Recently Modernised One Bedroom Fourth  
Floor Apartment

# EDGWARE ROAD

HYDE PARK, W2

Asking Price  
£525,000

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON

# PROPERTY DETAILS

<b>Guide Price</b> £525,000	<b>Square Footage</b> 581
<b>Council Tax Band</b> D	<b>EPC</b> C
<b>Ground Rent</b> £100 pa	<b>Service Charge</b> £6,500 pa
<b>Tenure</b> Leasehold	

A bright and spacious one bedroom apartment located on the fourth floor (with lift) of a well maintained apartment building benefitting from refurbished communal areas and a 24 hour porter service.

Forset Court is conveniently located for the numerous amenities and transport links of Edgware Road, Paddington and Oxford Street. The property is offered on a long lease with no forward chain.

In accordance with Section 21 of The Estate Agents Act 1979 (Declaration of Interest), please note that one of the vendors of this property has a relative at Berkshire Hathaway Home Services London.

# FEATURES

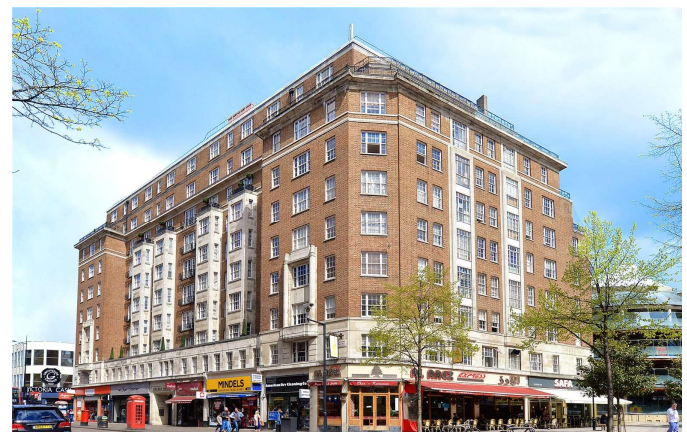
- One Bedroom
- One Reception Room
- One Bathroom
- Concierge/Porter
- Upper Floor
- Period
- Lift

# LOCATION



**HYDE PARK SALES**  
24-25 Albion Street, W2 2AX

020 7262 2030  
sales.hydepark@bhhs-london.com

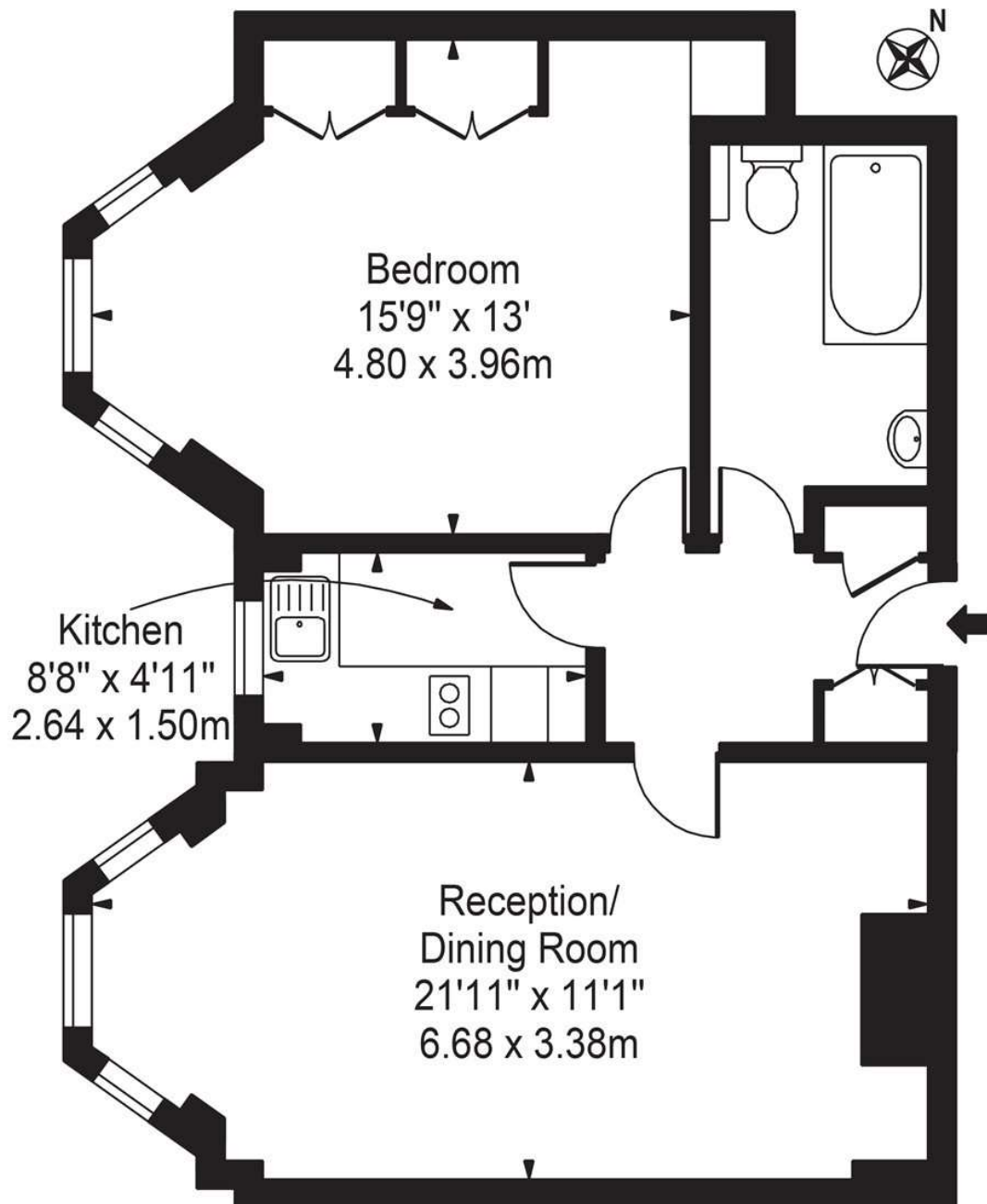


# FLOORPLAN

---

## Edgware Road

Approx. Gross Internal Area 581 Sq Ft - 53.98 Sq M



## Fourth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.