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**Viscount House, Lakeside Drive, London, NW10 7GS**

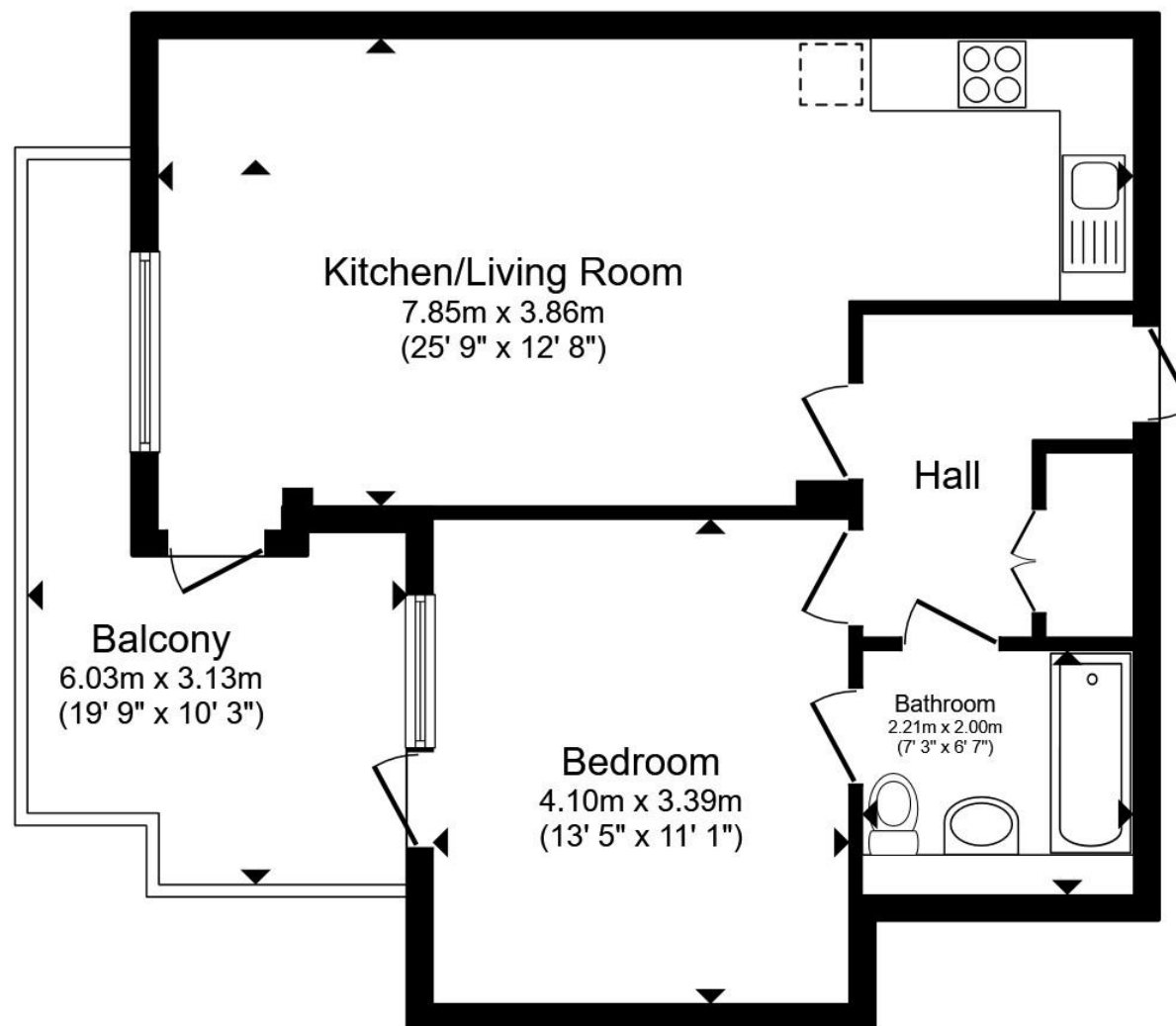


## **Welcome to Viscount House, Lakeside Drive, London**

This well presented, second floor modern one bedroom apartment, situated in Lakeside Drive/West Twyford, near Ealing and Park Royal. It is in excellent internal condition, offering a variety of transport links and motorway connections and has circa 565. ft. of living space. The property offers a good sized entrance hall, a generous bright & airy 25' open plan reception & modern kitchen room with integrated appliances and access to a private balcony terrace with exceptional views, a double bedroom with a built-in double wardrobe and a Jack & Jill contemporary bathroom. Other benefits include a 900+ year lease, a hallway storage cupboard and washing machine storage, residents' landscaped gardens and a picturesque lake which is perfect for summer and peaceful walks.

Hanger Lane & Park Royal tube station are within a short walk offering the Central & Piccadilly line and Ealing Broadway & Westfield centre are both within easy access which offer popular retail shopping centres, cinema complex and an abundance of restaurants and cafes.





## Floor Plan

Total floor area 52.2 m<sup>2</sup> (562 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Welcome to

### Viscount House Lakeside Drive, London

- Second floor, modern apartment
- Excellent internal condition
- Private balcony with views, residents' landscaped gardens and a picturesque lake
- A short walk to a variety of transport links
- A generous 25' open plan reception & kitchen room

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 3160.00

Ground Rent: 600.00

This is a Leasehold property with details as follows; Term of Lease 996 years from 24 Jun 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

This spacious, one-bedroom second floor modern apartment in the popular development, Lakeside Drive, and is a short walk to transport links, cafes & supermarkets. The property offers circa 565 sq.ft of living space, a good-sized private balcony with views! Please call the Ealing branch today.

**offers in excess of £350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAL109828](https://barnardmarcus.co.uk/Property/EAL109828)



Property Ref:  
EAL109828 - 0009

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