

## Torquay Street, London

Fourth Floor Flat

**Asking Price Of: £315,000**

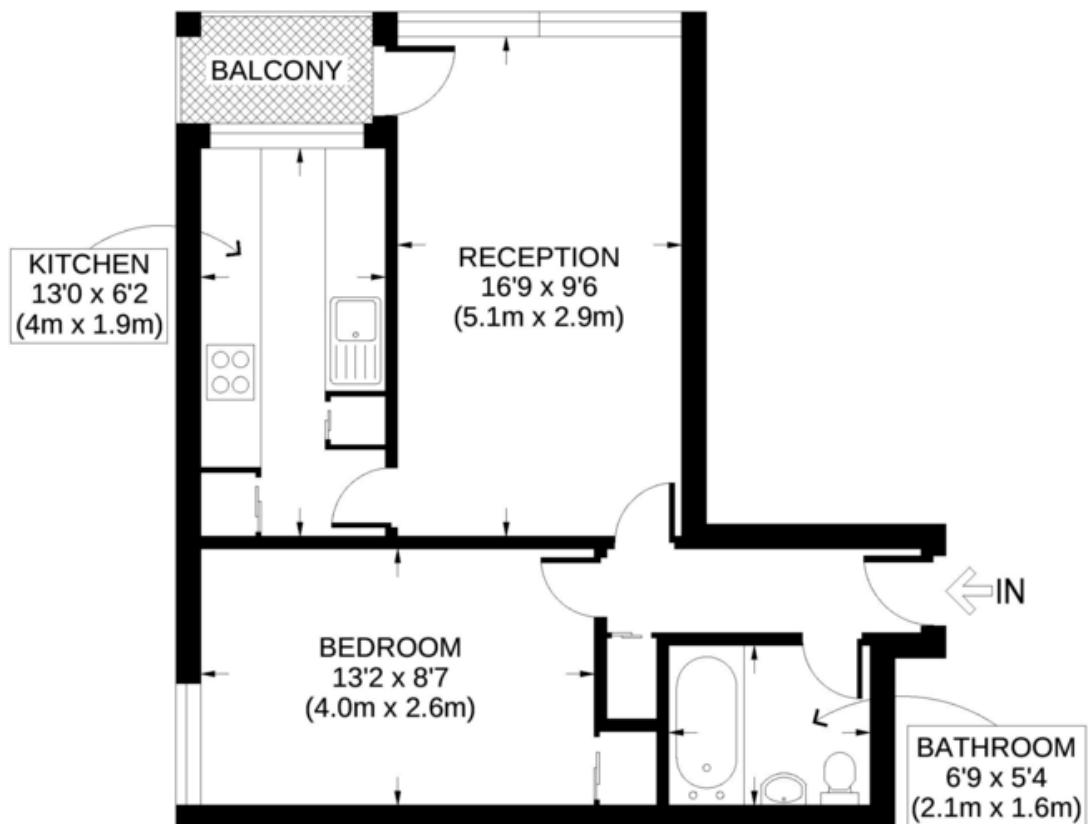
This fourth floor lift access apartment with a private balcony is being offered to the market chain free. Set within the secure, recently modernised Brinklow House, the flat offers a substantial amount of space and light throughout. The potential for a full interior refurbishment offers any buyer the chance to mould the flexible current layout into a variety of arrangements all of which can use the well-proportioned rooms to balance private and entertaining spaces. Early viewings are recommended on this unique opportunity to put a personal stamp on a centrally located home.



- One bedroom
- Private balcony
- Potential to renovate
- Lift access
- Separate living room and kitchen
- Walking distance Hyde Park
- Walking distance to Underground Stations
- Walking distance to Little Venice

Located between Royal Oak and Westbourne Park stations and with a variety of bus routes running nearby, the flat has easy access to an excellent selection of transport links throughout the capital and beyond. With Little Venice, Portobello Road and Bayswater all a short walk away, there is a fantastic range of local shops, cafes and restaurants to explore. This combined with Hyde Park being within a 20 minute walk, makes the flat ideally located to make the most of living in London.

# Brinklow House, Torquay Street, W2



FOURTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 462 SQ FT

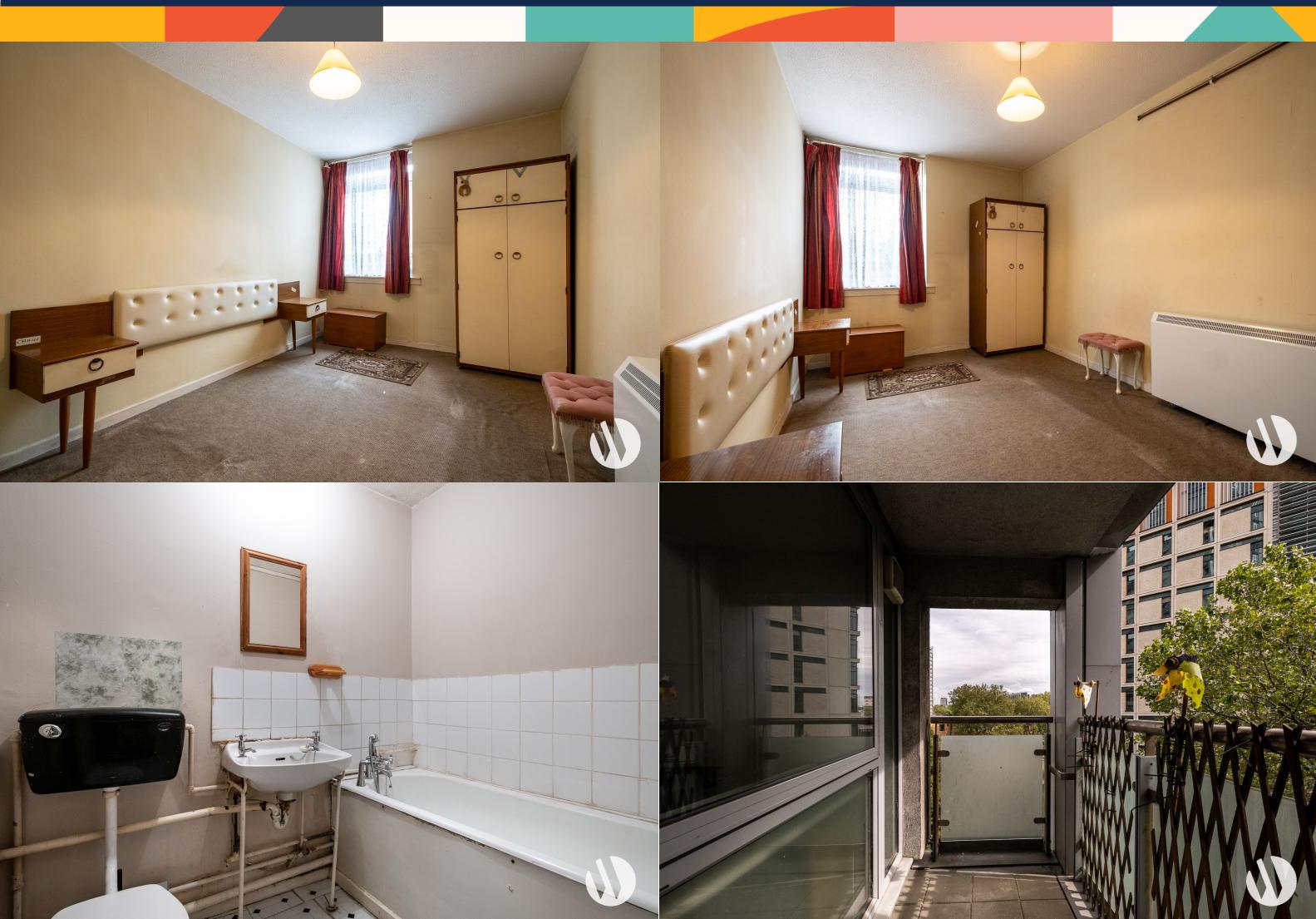
APPROX. GROSS INTERNAL FLOOR AREA: 462 SQ FT / 43 SQM  
Ref: Copyright Lumiere digital

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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# Westways



**Tenure:** Leasehold  
**Lease Remaining:** 93

**Gross Internal Area:** 462 sqft  
**Service Charge:** £1,400  
**Ground Rent:** £10

**Local Authority:** Westminster City Council  
**Council Tax Band:** B

**EPC Rating:** TBC

In accordance with the 1993 Misdescriptions Act: The agent has not tested any apparatus, equipment, fixtures, fittings or services and se cannot verify they are in working order. Neither has the Agent checked the legal documents to verify the Leasehold/Freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.