



Hall Place, W2

£550,000 Leasehold

885 sq ft (82 m²) • 3 double bedrooms • Reception • Bathroom • W/C • Balcony • Lift • EPC: C •



Douglas
& Gordon



This expansive three-bedroom apartment, spanning approximately 900 sq ft, occupies a prime position on the 5th floor of a purpose-built block, boasting a private south facing balcony that adds a serene touch to the space.

Filled with natural light, the apartment features a spacious 16'10 reception room with balcony access, a separate eat-in kitchen, a principal bedroom, two additional bedrooms, a family bathroom, and a convenient guest W.C., ensuring comfort and functionality.

Situated within Braithwaite Tower, this residence enjoys an enviable location mere moments away from Edgware Road underground station and Paddington mainline station. The vibrant Church Street market and the scenic Regent's Canal are also within close proximity, adding to the allure of the area.

3 double bedrooms

Reception

1 Bathroom

W/C

Balcony

Lift

Circa 900 Sq Ft

EPC: C *

Approximate gross floor area:
885 sq ft (82 m²)
Includes Cellar or Storage
Space where applicable

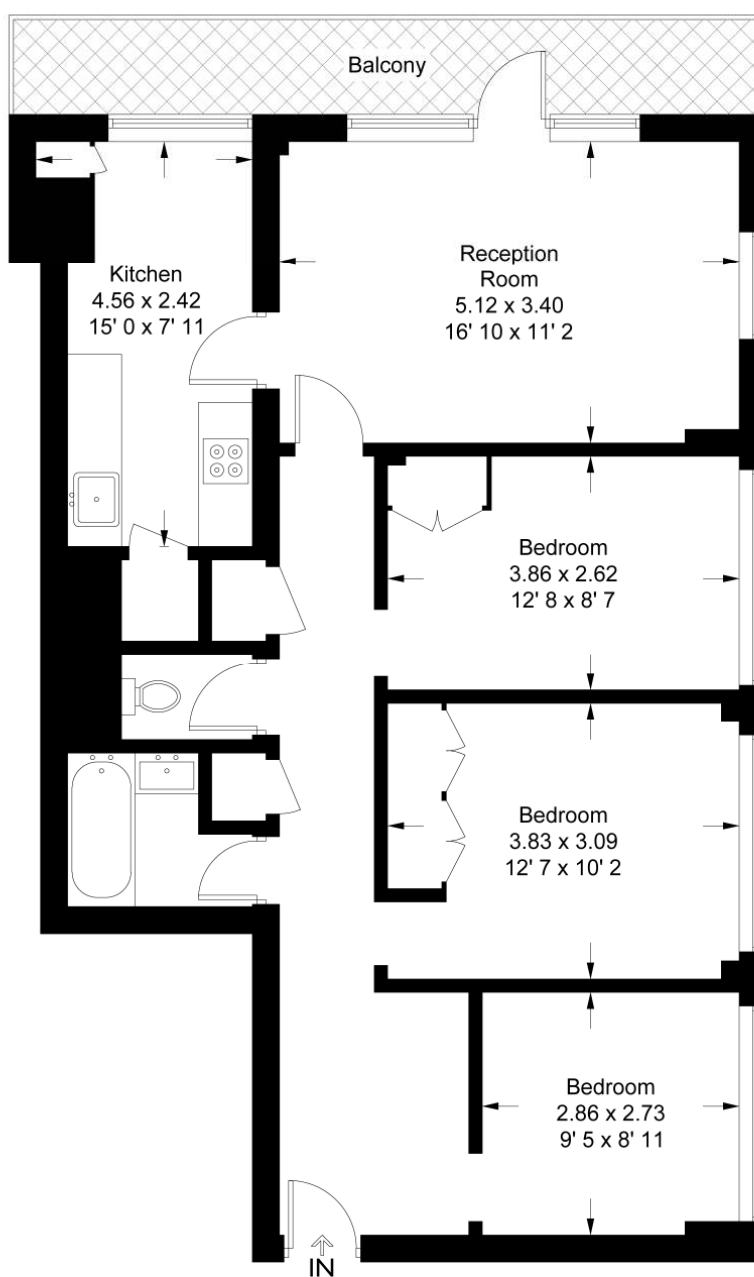
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As defined by RICS code of
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This floorplan is representative and for
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Details Prepared: 15 February 2024

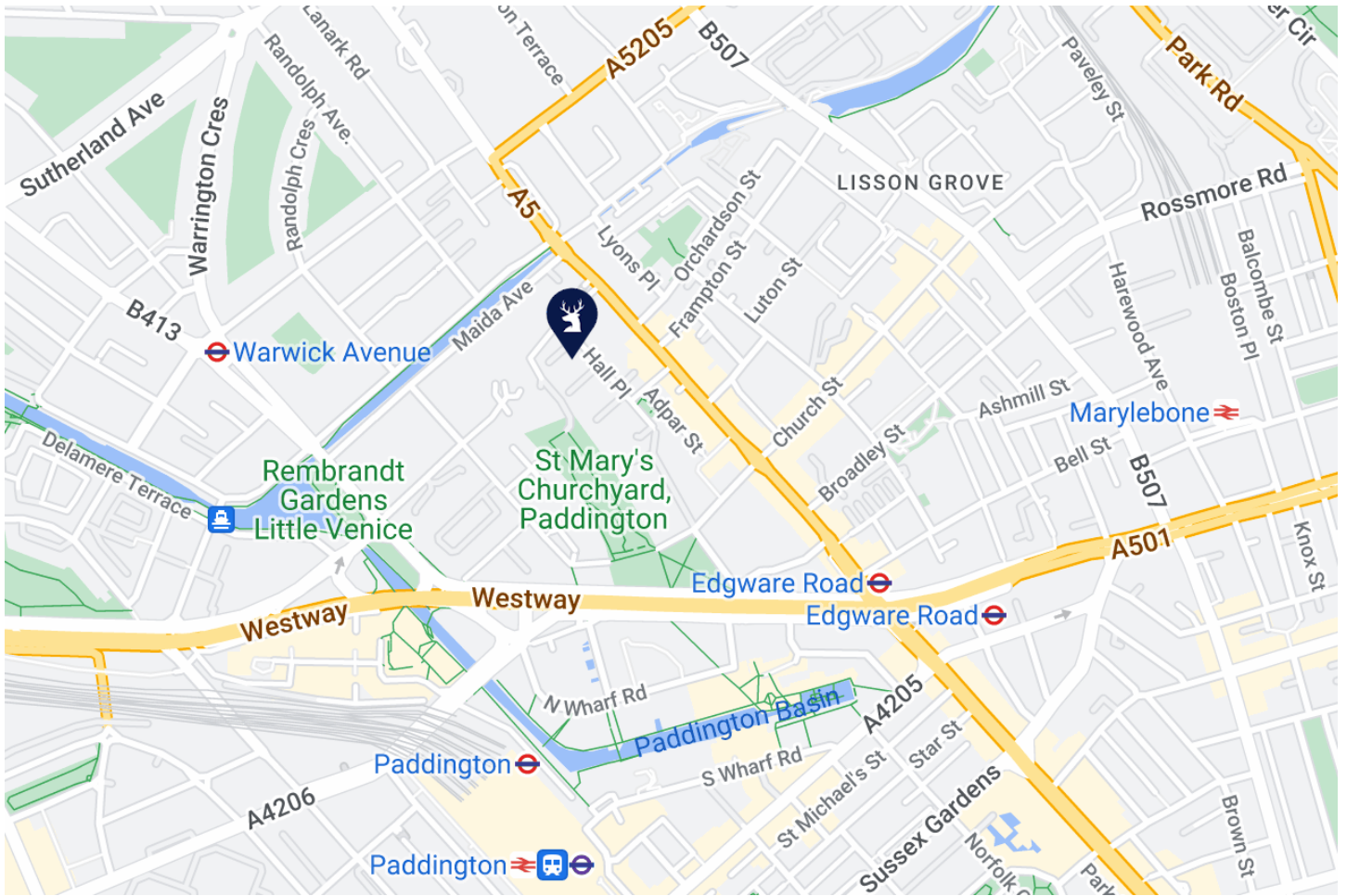
Braithwaite Tower

Approximate Gross Internal Area = 886 sq ft / 82.3 sq m



Fifth Floor

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Good to know

Nearby station: Edgware Road
 650m (8 mins) (Line of sight)
 Gross floor area: 885 sq ft (82 m²)
 Local authority: Westminster
 Council tax band: Unknown
 Ground rent: £10.00
 Service charge: £4,176.00



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(17-5) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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