



FIELDHOUSE

T: +44 (0)20 7013 0770
F: +44 (0)20 7731 1964
PROPERTY@FHRES.CO.UK
FHRES.CO.UK



Apartment 108, Aird House 117 Inverness Terrace, Bayswater, London, W2 6JF

Luxury three double bedroom first floor apartment located in Aird House, 117 Inverness Terrace. The development is a collection of fabulous high-specification apartments available to let moments from the shops and restaurants of Queensway as well as Bayswater and Queensway underground station and the vast open spaces of Hyde Park.

The property adopts a timeless simple elegance with magnificent picture frame windows flooding the rooms with natural light, high specification kitchens and bathrooms, under floor heating and comfort cooling. The accommodation comprises of spacious open plan lounge/kitchen with ample space for dining and relaxing, master bedroom with en-suite shower room, two further double bedrooms and family bathroom with shower over bath. The property has beautiful hard wood floors throughout the open plan kitchen/lounge and hallway and carpets in the bedrooms.

This property is available immediately, please do not hesitate to contact us for further information regarding this property.

£5,416 PCM*

- THREE DOUBLE BEDROOMS
- MODERN KITCHEN
- UNDER FLOOR HEATING
- OPEN PLAN LOUNGE
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- CONCIERGE
- GYM FACILITY
- AVAILABLE IMMEDIATELY

Aird House



1st Floor



APPROX. GROSS INTERNAL FLOOR AREA 1266.90 SQ FT / 117.70 SQM
APPROX. GROSS EXTERNAL FLOOR AREA 26.90 SQ FT / 2.50 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximates and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	82
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



FIELDHOUSE RESIDENTIAL LIMITED

Registered Address: 94 Wandsworth Bridge Road, London SW6 2TF
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