



FIELDHOUSE

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



Apartment 301 Aird House, 117 Inverness Terrace, London, W2 6JF

TWO DOUBLE BEDROOM PENTHOUSE APARTMENT located in Aird House, 117 Inverness Terrace on the Third Floor. The development is a collection of fabulous one, two and three bedroom, 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 open plan lounge/kitchen with space for dining and relaxing, master bedroom with en-suite bathroom, second double bedroom with fitted wardrobes and family shower room. 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.

Minimum Length of Tenancy: 12 Months
Council Tax: Westminster City Council
Council Tax Band: G

- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- LARGE PICTURE FRAME WINDOWS
- OPEN PLAN KITCHEN/LOUNGE
- ROOF TERRACE
- PORTER
- ON-SITE GYM
- AVAILABLE IMMEDIATELY

£5,200 PCM*

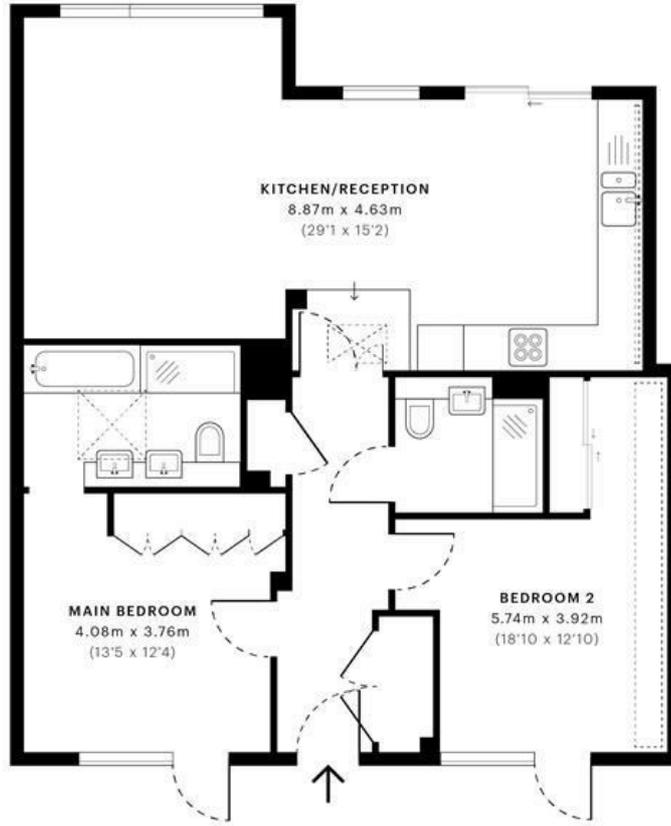


Aird House, W2

CAPTURE DATE 24/03/2021 LASER SCAN POINTS 3,754,570

GROSS INTERNAL AREA

90.56 sqm / 974.78 sqft



— Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
90.56 sqm / 974.78 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
85.99 sqm / 925.59 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use areas under 1.5m
2.46 sqm / 26.48 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 92.79 sqm / 998.79 sqft
IPMS 3C RESIDENTIAL 86.52 sqm / 925.82 sqft
spic id: 6058627b137eab0dc8f6f793

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		82	82
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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		87	87
EU Directive 2002/91/EC			



FIELDHOUSE RESIDENTIAL LIMITED

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