



21-22, PRINCE OF WALES TERRACE  
LONDON, W8  
£16,250 Per Month

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**NAPIER WATT**

PROPERTY CONSULTANTS

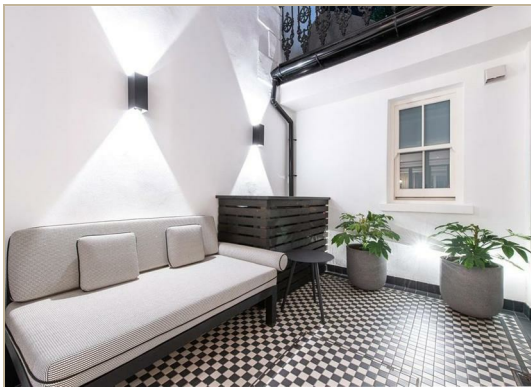
## Description

An exceptional three-bedroom, 1,412 sqft apartment arranged across the Ground Floor and Courtyard levels of the building. The apartment entrance features a mirror-fronted storage facility with steps down to the open-plan kitchen and reception space with panelled walls and ornate up-lighting coffer-coved ceiling.

Dual-aspect doors open out to the courtyard terrace which is also accessible via the bedrooms and the beautifully decorated study. The master bedroom has a range of built-in wardrobes, a full marble en suite bathroom with underfloor heating, mirror-fronted cabinet units with integrated demister, and a door leading to the private courtyard. The second bedroom also offers a range of built-in wardrobes and an en suite marble shower

room whilst bedroom 3 opens out onto the private terrace. All bedrooms come with Samsung smart TVs with Sonos soundbars and comfort cooling.

EPC rating: B  
 Council Tax band: G  
 Security deposit: £16,250  
 On-street parking is available via paid permit.



## TERMS

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT.

**For Clarification** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

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