

**£675,000**

Forset Court, Marble Arch, W2



2 Bedrooms



2 Bathrooms



1 Reception

2 Bedroom apartment situated in Forset Court W2, a 24 Hour Portered Block.

Forset Court is ideally situated on Edgware Road, a minute walk to Marble Arch and Oxford Street.

This apartment is in fair condition throughout with two shower rooms, reception room/open plan kitchen and two double bedrooms. Wood flooring throughout.

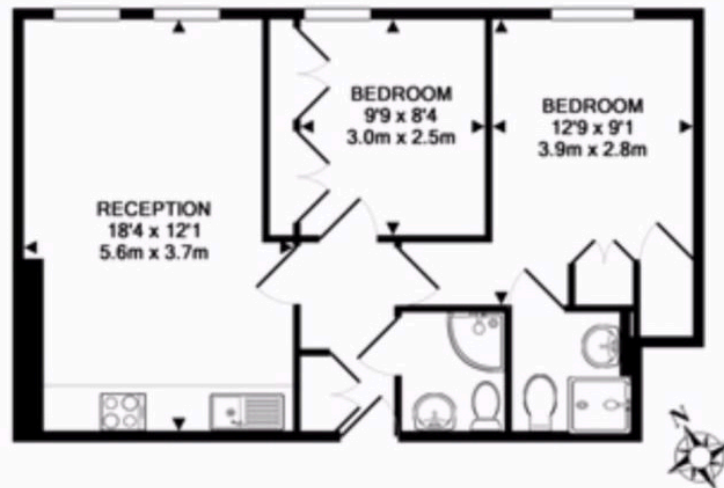
Forset Court is a twenty four hour portered block that has communal hot water and central heating. With a lease of approximately 99 years.

- ✓ Entrance Hall
- ✓ Reception Room
- ✓ Open Plan Fitted Kitchen
- ✓ 2 Shower Rooms
- ✓ Wood Flooring
- ✓ 24 Hour Portered Block
- ✓ Centrally Located
- ✓ Located near to local shops and transport



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
<b>A</b>		
<b>B</b>		
<b>C</b>	73	82
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 520 SQ.FT. (48.3 SQ.M.)

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 approximate 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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