

# 4-BED FLAT, WINDSOR COURT W2 - OFF-MARKET DEVELOPMENT

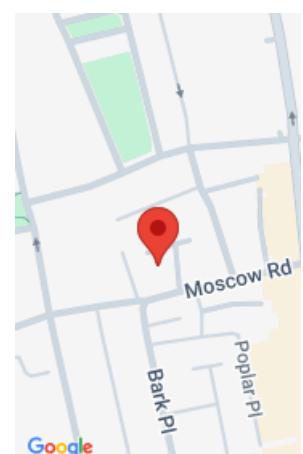
London W2 4SN, UK

<https://palaceauctions.com>



Flat 29 Windsor Court is a rare, off-market 4-bedroom apartment in prime Bayswater, W2, offering 1,500 sq ft of lateral space. It has been vacant for 16 years and is primed for a full refurbishment. With a short lease and significant development potential—including possible conversion to 5 bedrooms (STP)—this Windsor Court development opportunity presents a [...]

- 4 beds
- 4 baths
- apartment, london investment apartment
- apartment, Apartments for Sale in Central London, below market value
- for sale by auction contract



## Category

**Apartments:** yes

**Off market property:** yes

**House:** no

**Investment property:** yes

**Commercial property:** no

**Other Real estate:** yes

**Value add opportunity:** yes

**Land:** no

**Land with Development:** no

**HMO investment:** no

**Hotels and apartment hotels:** no

**Mixed commercial and Resi:** no

**Below Market value:** yes

## Description

**Refer to Terms & Conditions:** Array

## Amenities & Features

**Amenities:** 2 bathrooms, 4 bedrooms (potential for 5 STP), 500 sq ft lateral space, Access to local amenities, and schools, Elizabeth Line, Excellent transport links (Tube, Ground rent: £700 pa, High GDV potential (£1.8m est.), National Rail), Period mansion block with lift and porter (if applicable), Potential for internal reconfiguration (STP), Prime W2/Bayswater location, Queensway, restaurants, Service charge: £4, shops, Short lease (47 years), Strong rental and resale demand, Vacant 16 years (full refurb required), Walking distance to Hyde Park Paddington

**Features:** 2 Bathrooms, 4 Bedrooms, Estimated GDV: £1.8m, Ground rent: £700 pa, Potential to convert to 5 beds (STP), Prime Bayswater/Paddington location, Refurbishment budget: £200k-£400k, Service charge: £4, Short lease: 47 years, Vacant 16 years – full refurbishment required

