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# Yoga Way, Worcester Park, KT4

Guide Price £350,000

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We are pleased to present this beautiful two double bedroom penthouse apartment with added attraction of sun terrace and secure parking for one car. Ideally located in the heart of Worcester park, 5 mins walk from Worcester Park Station and just moments from excellent local shops and amenities including Waitrose.

This stylish and well kept penthouse apartment offers the ideal space for contemporary living offering open plan living room/diner which leads onto a full width sun terrace ideal for entertaining and summer BBQ's, two double bedrooms and a bathroom suite. The current owner uses bedroom two as a dressing room/office

This modern bright apartment also offers extra storage cupboards in the hallway and secure entry phone.

94 Central Road, Worcester Park, London, KT4 8HU | 0208 432 2347  
worcesterpark@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Worcester Park Property Ltd | Registered Address: 94 Central Road, Worcester Park, KT4 8HU | Registered Number: 10390755 England and Wales | VAT No: 259 3752 69 with the written consent of Hunters Franchising Limited.

## KEY FEATURES

- **\*\*\*GUIDE PRICE £350,000 - £375,000\*\*\***
  - OFF STREET PARKING
  - LARGE BALCONY
  - LONG LEASE
- OFF WORCESTER PARK HIGH STREET
  - GREAT FOR FIRST TIME BUYERS
- IDEAL INVESTMENT OPPORTUNITY
  - EPC RATING B



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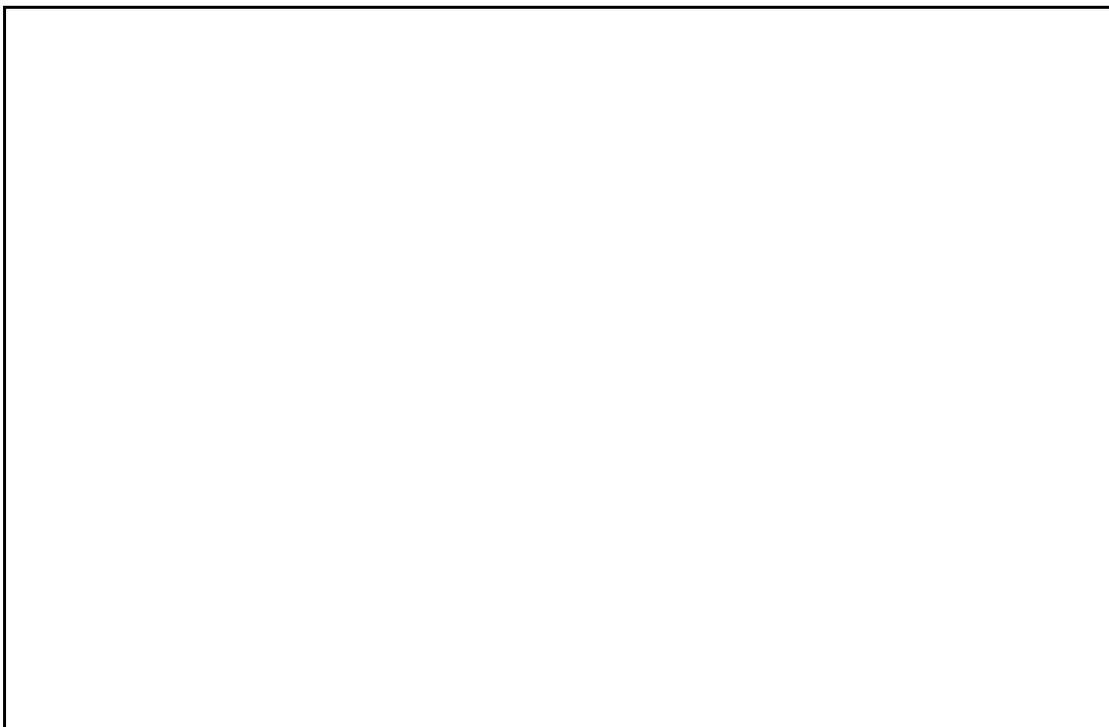
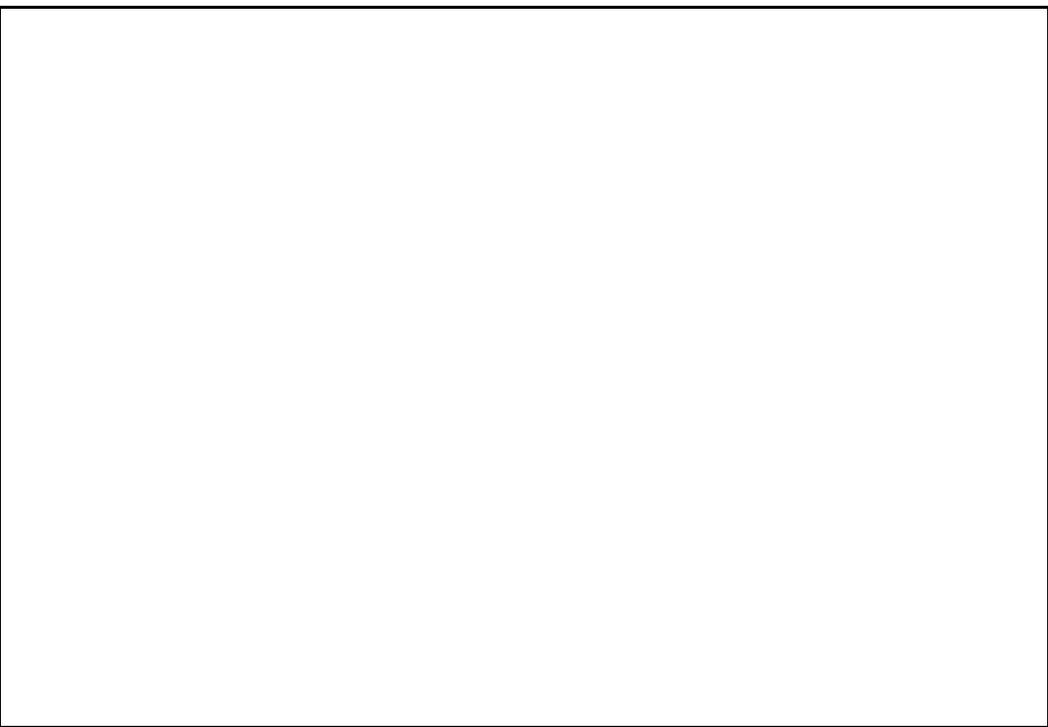
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# LOTUS HOUSE

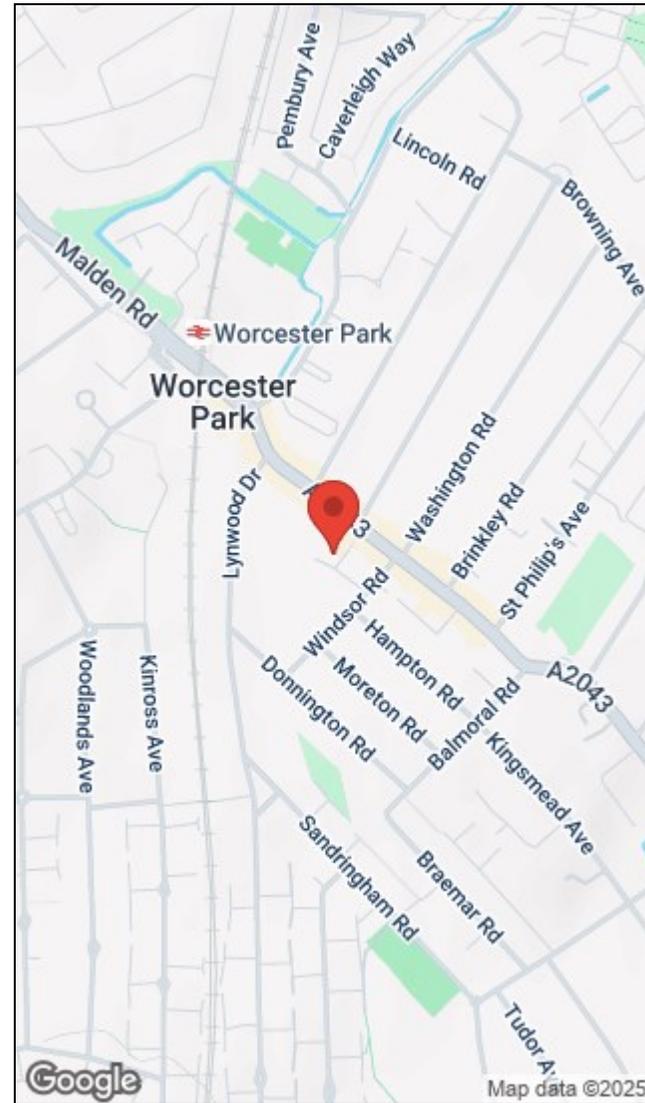
APPROXIMATE GROSS INTERNAL FLOOR AREA: 600 SQ FT - 55.74 SQ M



## SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>84</b>	<b>84</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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