



## Fermoy Road, London, W9

### First Time Buyer Flat

**Asking Price Of: £365,000**

This second floor apartment with a private balcony in an award winning building is being offered to the market chain free. With a communal panoramic roof terrace and secure video phone entry the modern building offers a fantastic array of features which are matched inside the flat, such as a separate laundry room and private bike storage. Bright and spacious, this first time buyers flat offers a fantastic opportunity to join the property ladder, and as such early viewings are strongly recommended. First time buyers only. Maximum annual income of £90,000 First time buyers only.



- Stylish one bed second floor flat
- Award winning modern building
- Private balcony
- Separate utility cupboard
- Separate bike store
- Shared panoramic roof terrace
- Walking distance to Underground Stations
- Walking distance to Portobello Road

**Set under a 10 minute walk from Westbourne Park Station and with easy access to Harrow Road (with a great selection of local shops and amenities) this flat is a fantastic home base from which to live in and explore London from.**

**Potential buyers must be a first time buyer and have a maximum annual income of £90,000. For more information please get in contact.**

# Fermoy Road, W9



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 425 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 425 SQ FT /39 SQM

Ref:

Copyright **Lumiere** digital

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Contact us

20 Great Western Road  
London  
W9 3NN

T: 020 7286 5757

E: sales@westways.co.uk

W: westways.co.uk



# Westways



**Tenure:** Leasehold

**Lease Remaining:** 117

**Gross Internal Area:** 425 sqft

**Service Charge:** £1,559

**Ground Rent:** £250

**Local Authority:** Westminster City Council

**Council Tax Band:** D

**EPC Rating:** B

In accordance with the 1993 Misdescriptions Act: The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order. Neither has the Agent checked the legal documents to verify the Leasehold/Freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

naea | propertymark  
PROTECTED

The Property  
Ombudsman

rightmove

Zoopla.co.uk

OnTheMarket.com