



Fermoy Road, Maida Vale

Top floor flat

Asking Price Of: £390,000

First time buyers only. Some purchasing restrictions apply.

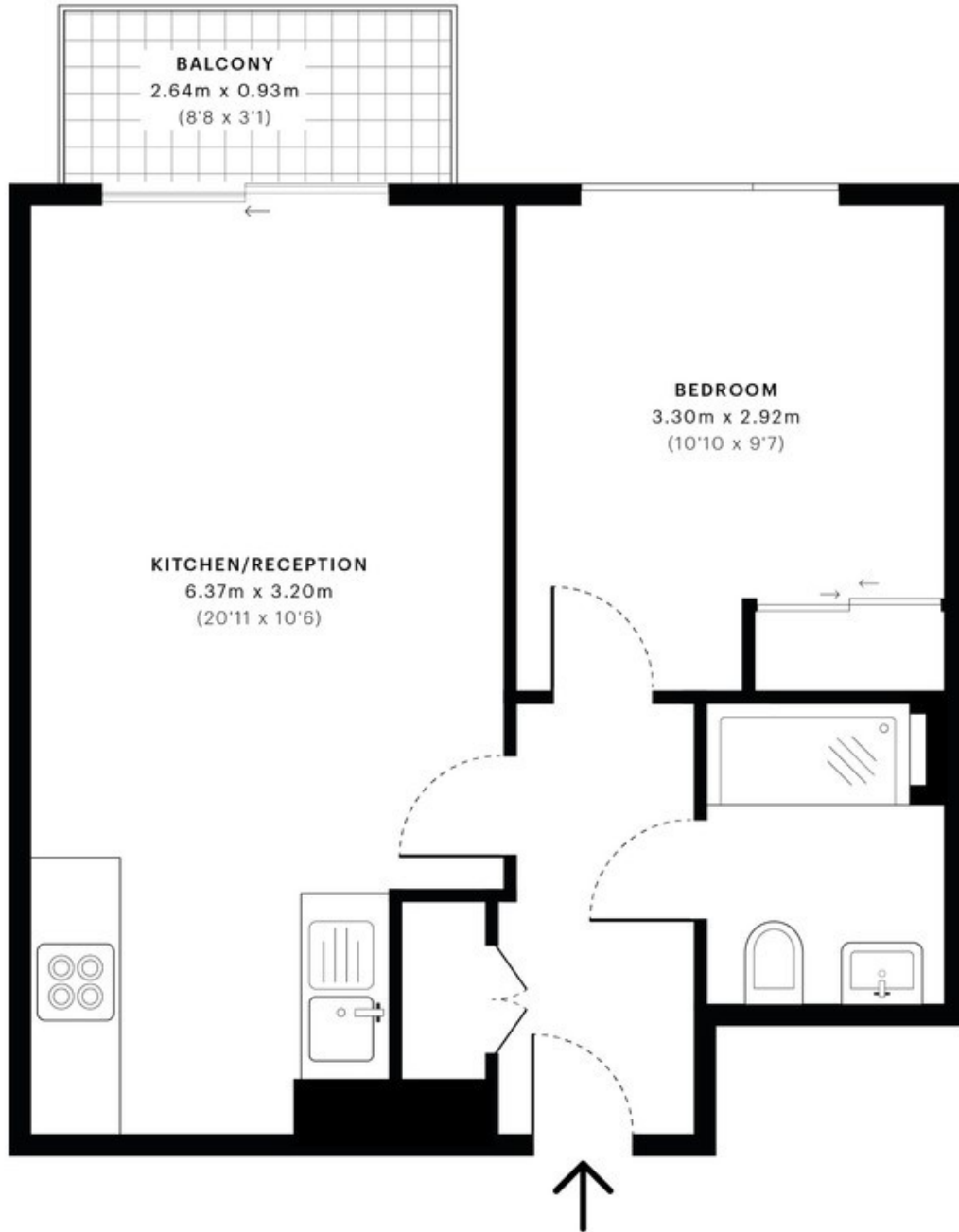
An updated and renovated first time buyer, long lease apartment which has been refurbished to an exceedingly high standard is being offered to the market for sale. This 3rd floor, lift access flat in an award-winning building has a private south facing balcony as well as a separate laundry cupboard and lots of clever storage solutions throughout. With video phone entry, a shared communal roof garden and conservatory, this modern flat offers a great first home with easy access to a variety of transport links. Early viewings are strongly recommended.



- One bedroom
- Private south facing balcony
- Excellent condition
- Private bike storage
- Award winning building
- Walking distance to Westbourne Park Station
- Walking distance to Portobello Road

With Westbourne Park Station a 5 minute walk away and the varied bus routes that run locally from Harrow Road ensure that all of London is within easy reach of this apartment. Portobello Road, Maida Vale and Notting Hill are all within a short walk offering a wide variety of fantastic local shops, restaurants and cafes.

Potential buyers must have a maximum annual income of £90,000



— Third Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
37.86 sqm / 407.52 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes washrooms, restricted head height
35.80 sqm / 385.35 sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
2.46 sqm / 26.48 sqft

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft

Contact us

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Westways



Tenure: Leasehold

Lease Remaining: 116

Gross Internal Area: 408 sq. ft

Service Charge: £1,600

Ground Rent: £352

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.

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