



Fermoy Road, London

First Floor Flat

Asking Price Of: £450,000

This newly refreshed first floor, period conversion apartment set within a Victorian terrace house is being offered to the sales market chain free. Thanks to the high ceilings and large sash windows the flat is bright and airy throughout, making the most of the blend of classical features and contemporary finishes. The current arrangement of the separate kitchen, living room and large storage cupboard can be re-arranged to provide a variety of flexible layouts and even has the potential for the creation of a second bedroom / home office. The flat has benefitted from brand new carpets as well as a redecoration alongside which there is the opportunity to update and remodel the kitchen and bathroom into a wide range of styles. With an over 100 year lease and the opportunity to create an ideal home, early viewings are strongly recommended.

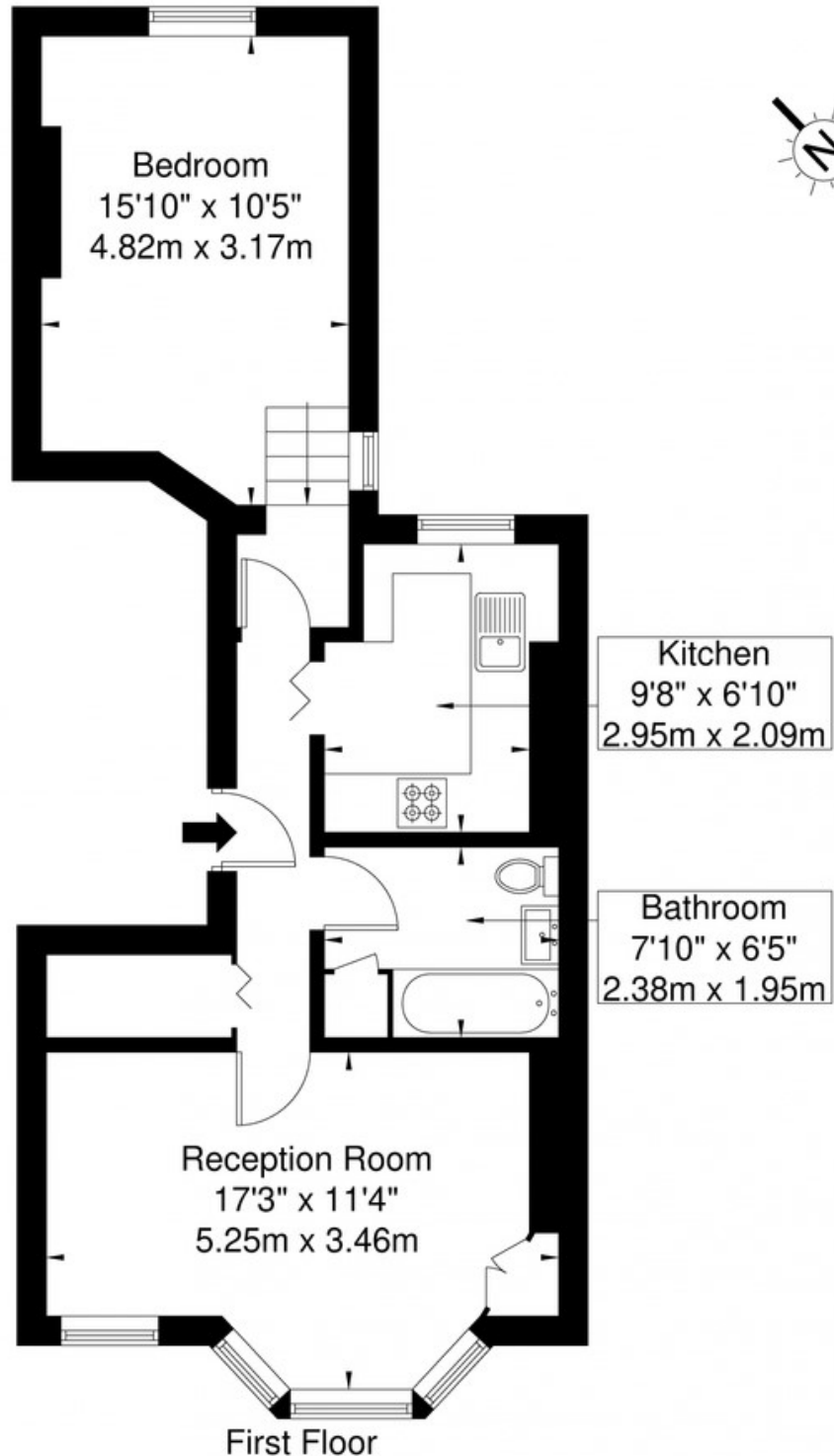


- One bed apartment
- Separate Living room and kitchen
- Recently refreshed
- Period conversion
- Long lease
- Walking distance to Portobello Road
- Walking distance to Westbourne Park Station
- Chain free

Located just a street away from the Grand Union Canal, the flat is a short walk away from Westbourne Park Station as well as a variety of bus routes ensuring easy access to all of London. Portobello Road is just over the bridge which along with the rest of Notting Hill and Maida Vale provide an incredible selection of world famous shops, restaurants and cafés to explore.

Fermoy Road, Maida Vale, W9 3NJ

Approx. Gross Internal Area = 54.4 sq m / 585 sq ft



Ref

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PLAN**

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

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Westways



Tenure: Leasehold

Lease Remaining: 112

Gross Internal Area: 585 sqft

Service Charge: Approx. £560 per annum

Ground Rent: £10

Local Authority: Westminster City Council

Council Tax Band: D

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.