



## Fermoy Road, London

### Second Floor Apartment

**Asking Price Of: £595,000**

This bright, spacious second floor apartment with a private balcony is being offered to the market chain free. The flat opens into a small hall which splits the separate modern kitchen and living room, ensuring that both have plenty of storage space as well as room to entertain and relax. This is further complimented by the light and well balanced double bedrooms, which along with the large balcony and communal garden, means the property has the versatility to accommodate a variety of layouts suiting a range of buyers. With low annual running costs and the ability to just unpack as well as to potential to create an ideal home, this is a unique opportunity not to be missed. Early viewings are strongly recommended.

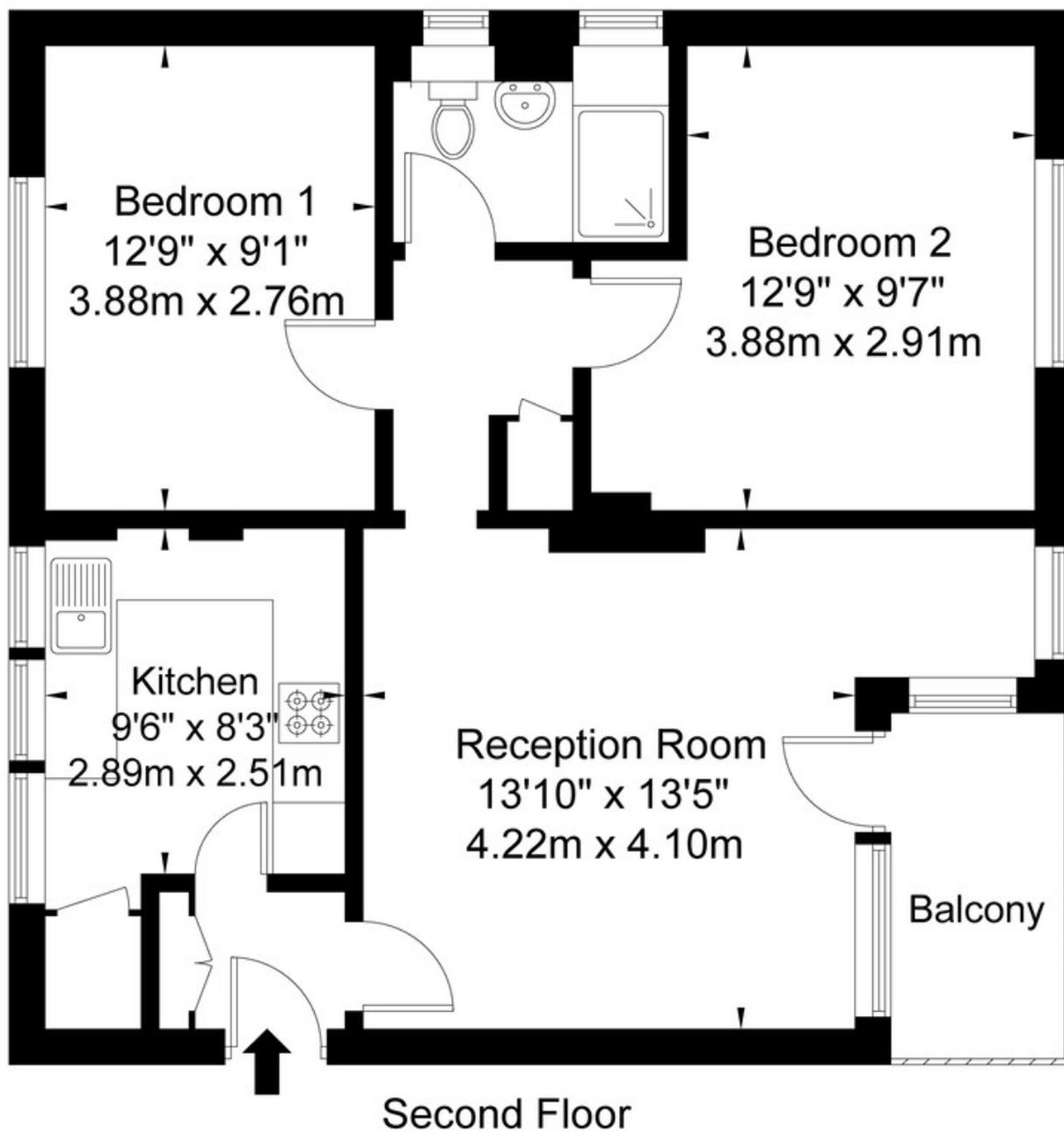


- Second floor two bed apartment
- Private balcony
- Separate kitchen and living room
- Potential to refurbish
- Walking distance to Westbourne Park Station
- Walking distance to Portobello Road and Hyde Park
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Sat in the middle short of Notting Hill and Maida Vale and situated just a street across from the Grand Union Canal, the flat is a walk from Westbourne Park and Maida Vale tube stations providing easy links through the capital and even further thanks to nearby Paddington Station. On the doorstep are Portobello and Golborne Road, both of which offer world famous shopping and food scenes whilst only slightly further afield are Abbey Road and Hyde Park, all of which means that there is a plethora to explore in walking distance.

# Fermoy House Fermoy Road W9 3NL

Approx Gross Internal Area = 63.6 sq m / 684 sq ft



Ref

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Contact us

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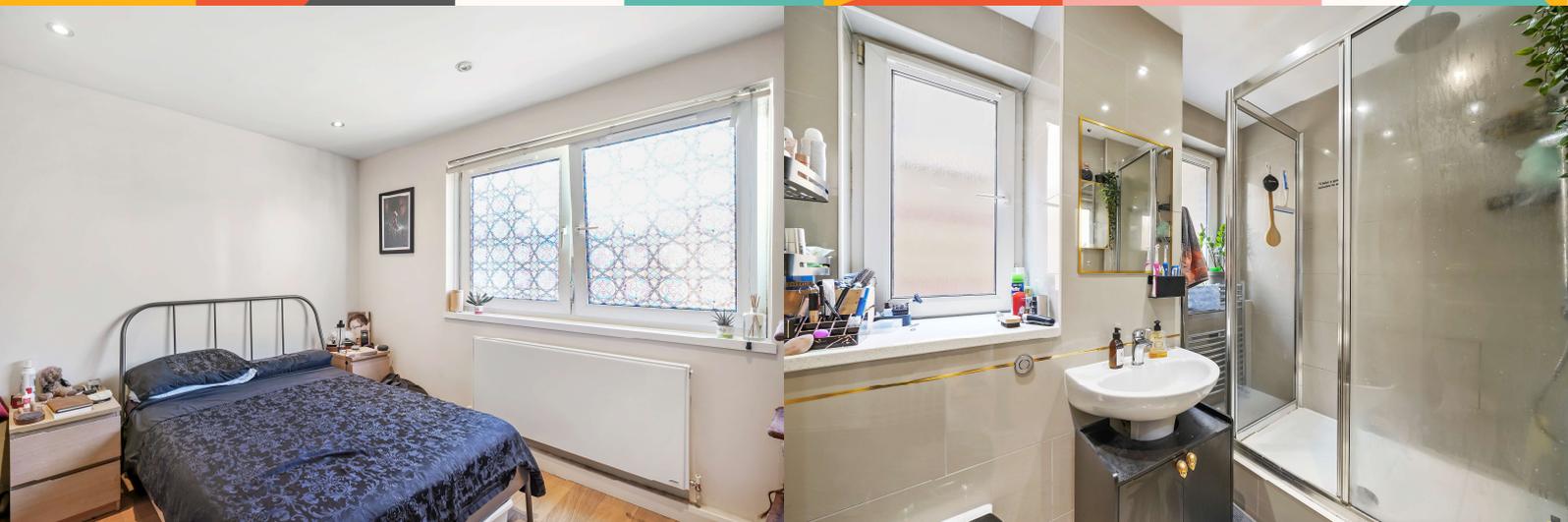
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# Westways



**Tenure:** Leasehold  
**Lease Remaining:** 86

**Gross Internal Area:** 684 sq ft  
**Service Charge:** £2,000  
**Ground Rent:** £10

**Local Authority:** Westminster City Council  
**Council Tax Band:** C

**EPC Rating:** C

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.