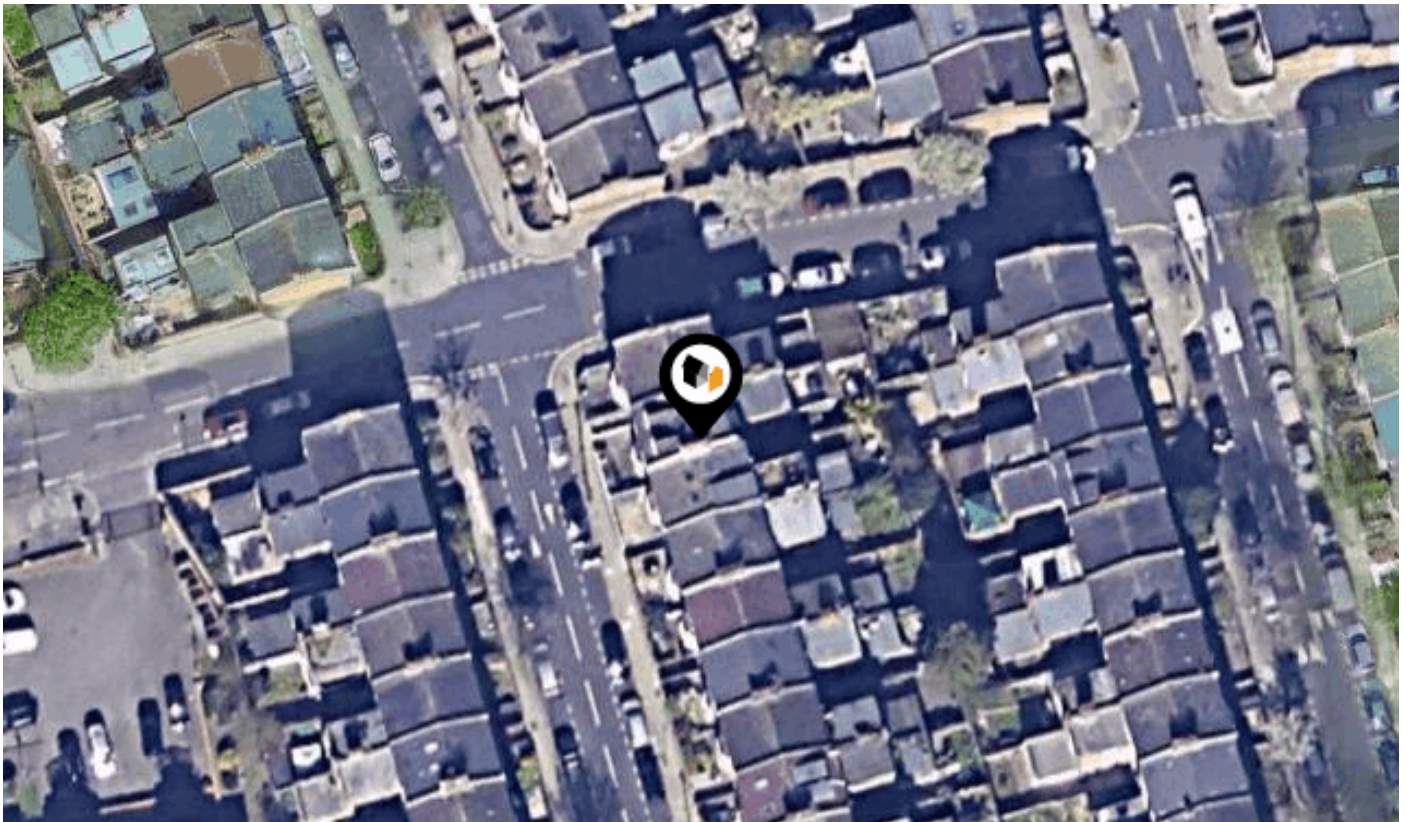


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 24<sup>th</sup> April 2024



**161, BRAVINGTON ROAD, LONDON, W9**

**Price Guide : £568,400**

## Century21

85 Rochester Row Westminster London SW1P 1LJ

020 7630 1099

roger.collings@century21uk.com

www.century21uk.com



# Introduction

## Our Comments

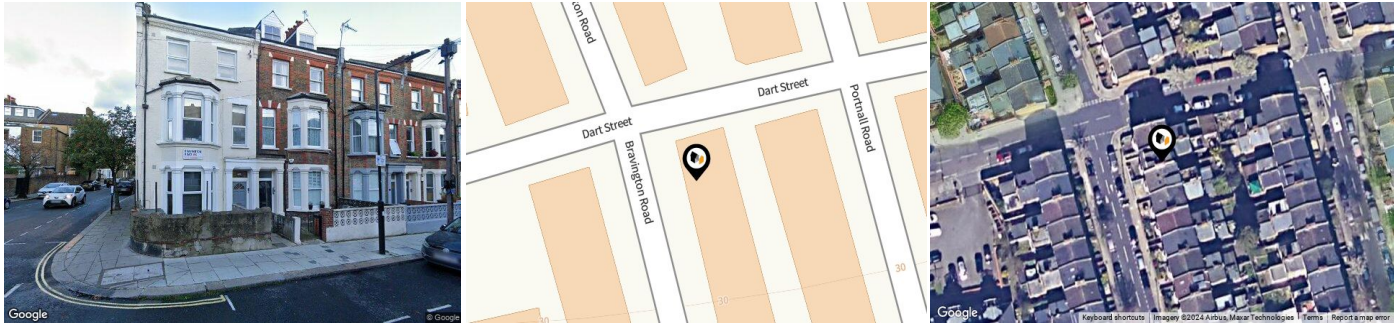


Welcome to Bravington Road, a charming apartment located in the heart of London. This delightful property offers a comfortable and convenient lifestyle, making it an ideal choice for those seeking a new home or investment opportunity. As you step inside, you will be greeted by a spacious and well-designed living space. The apartment features two bedrooms, providing ample space for a small family or professionals looking for a home office. The bathroom is modern and stylish, offering a relaxing retreat after a long day. The apartment boasts a generous building area of 623 square feet, providing plenty of room for comfortable living. The open-plan layout creates a seamless flow between the living, dining, and kitchen areas, perfect for entertaining guests or enjoying quality time with loved ones. Located in a sought-after area, this property is surrounded by an array of amenities and attractions. With its prime location in London, you will have easy access to a variety of shops, restaurants, and entertainment options. The property is also well-connected to public transportation, making it convenient for commuting or exploring the city. Offered at a price guide of £568,400, this property presents an excellent opportunity for both homeowners and investors. Don't miss your chance to own this fantastic apartment in a highly desirable location. The property is being sold either with vacant possession or as an investment. The property is currently let at £2,000 PCM.

The property is being sold subject to Section 21 of the Estate Agents Act 1979

Please NOTE some of the photographs were taken prior to occupation by tenants. The virtual tour is recent and taken in January 2024 as are some other photographs. Contact us today to arrange a viewing and experience the charm and convenience of Bravington Road. This property won't stay on the market for long, so act fast!

# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Price Guide:</b>	£568,400
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	602 ft <sup>2</sup> / 56 m <sup>2</sup>		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£975		
<b>UPRN:</b>	10033548155		

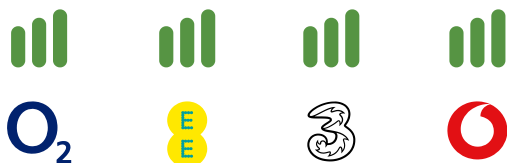
## Local Area

<b>Local Authority:</b>	City of westminster
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>80</b> mb/s	<b>931</b> mb/s

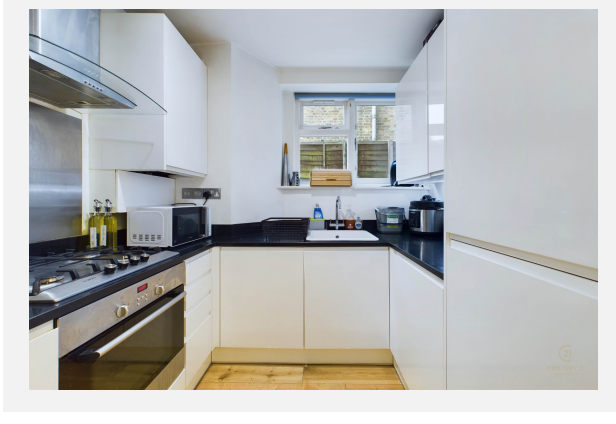
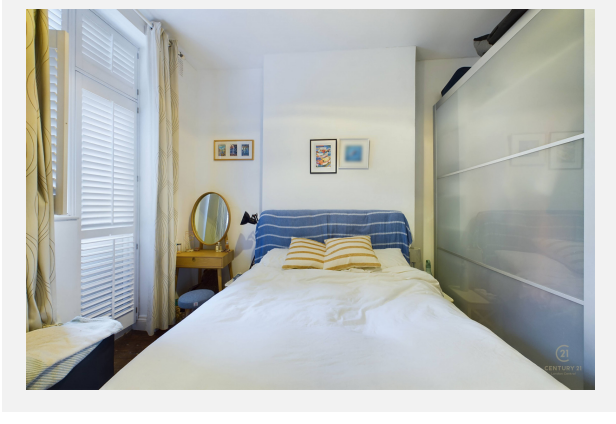
### Mobile Coverage: (based on calls indoors)



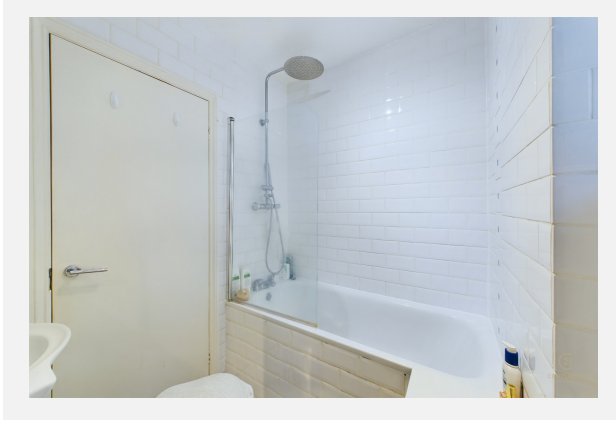
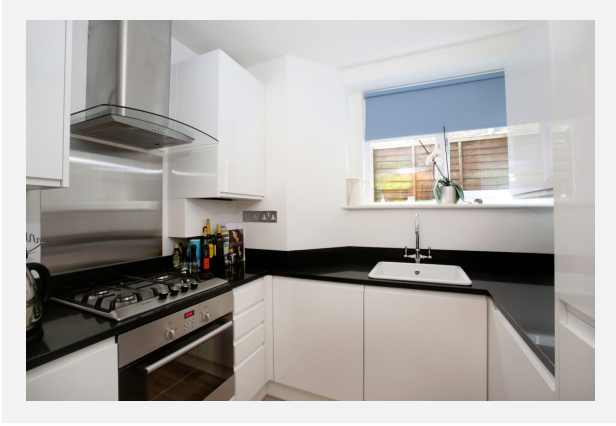
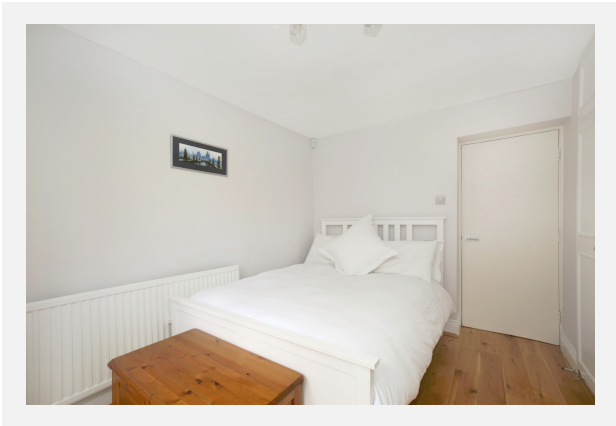
### Satellite/Fibre TV Availability:



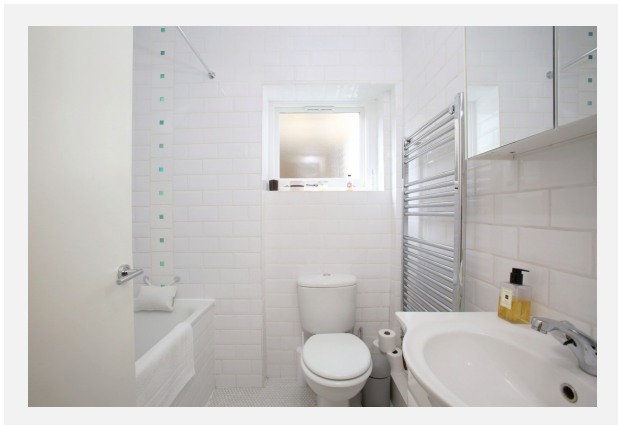
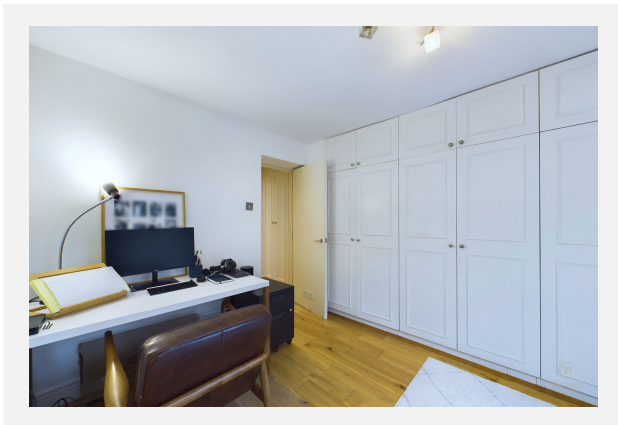
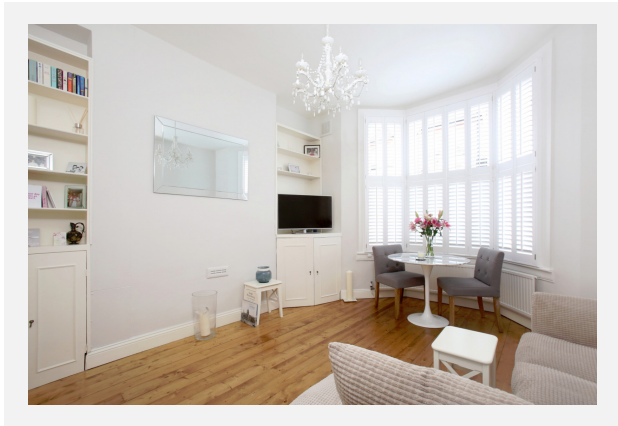
# Gallery Photos



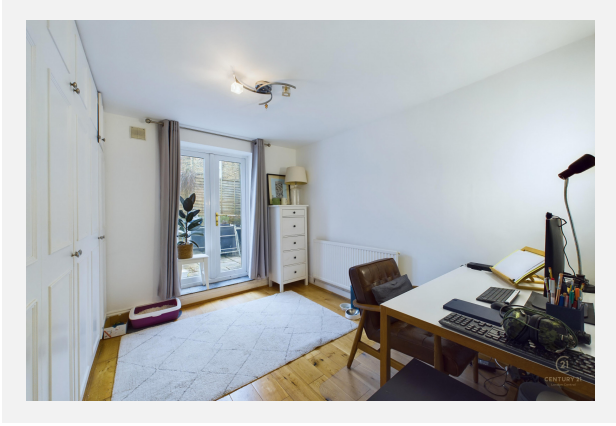
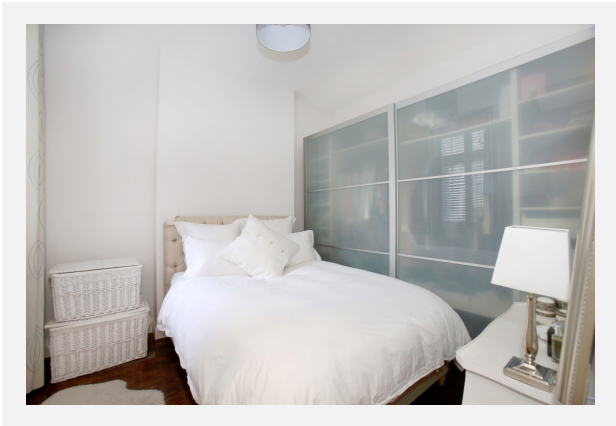
# Gallery Photos



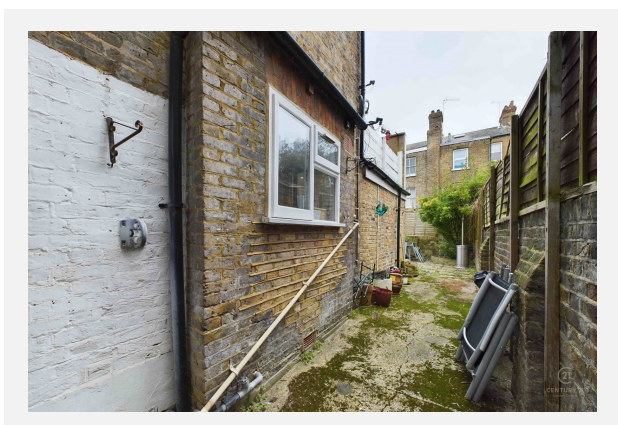
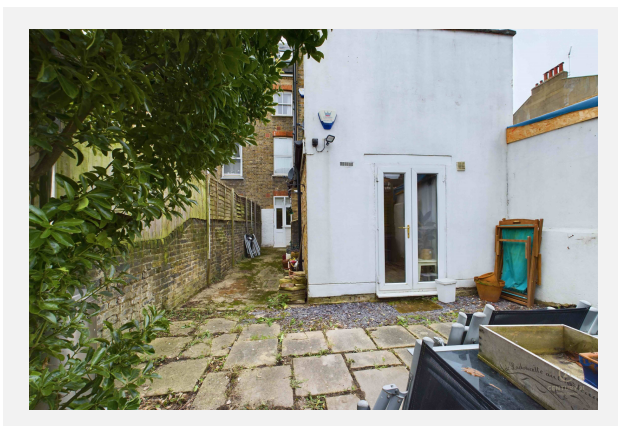
# Gallery Photos



# Gallery Photos

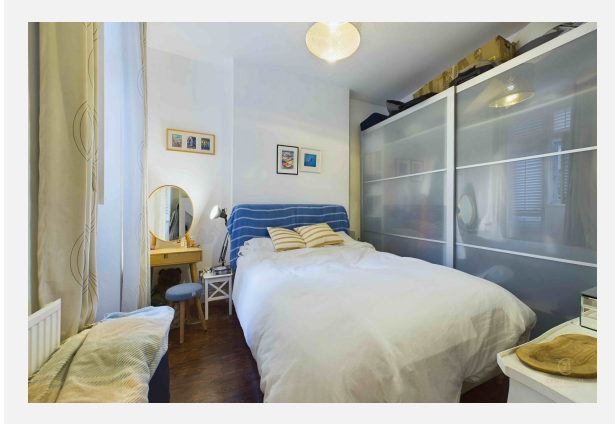


# Gallery Photos





# Gallery Photos

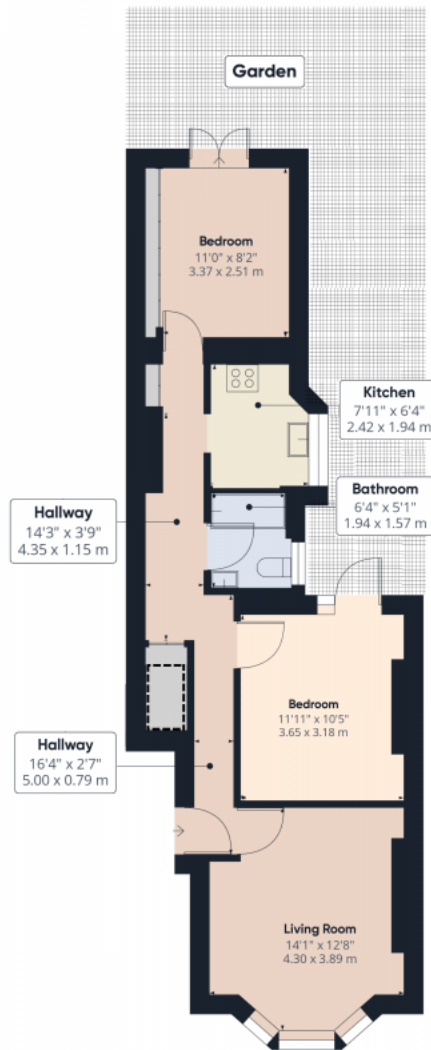


## 161, BRAVINGTON ROAD, LONDON, W9

**CENTURY 21**  
London Central

**Bravington Road, Maida Vale**  
LONDON, W9

APPROX. GROSS INTERNAL AREA  
**623 ft<sup>2</sup> / 57.87 m<sup>2</sup>**



- Ground Floor -



APPROX. GROSS INTERNAL AREA  
The footprint of the property  
**623 ft<sup>2</sup> / 57.87 m<sup>2</sup>**



APPROX. NET INTERNAL AREA  
Excludes walls and external features  
**593.51 ft<sup>2</sup> / 55.13 m<sup>2</sup>**



APPROX. HEADROOM  
AREA below 1.5m / 4.92ft  
**14.42 ft<sup>2</sup> / 1.34 m<sup>2</sup>**



APPROX. EXTERNAL STRUCTURAL FEATURES  
Balconies, Terraces, Etc  
**0.0 ft<sup>2</sup> / 0.0 m<sup>2</sup>**



This floor plan is for illustration purposes only - Not To Scale  
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, enquires 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. Copyright turokmedia.com

# Property EPC - Certificate



LONDON, W9

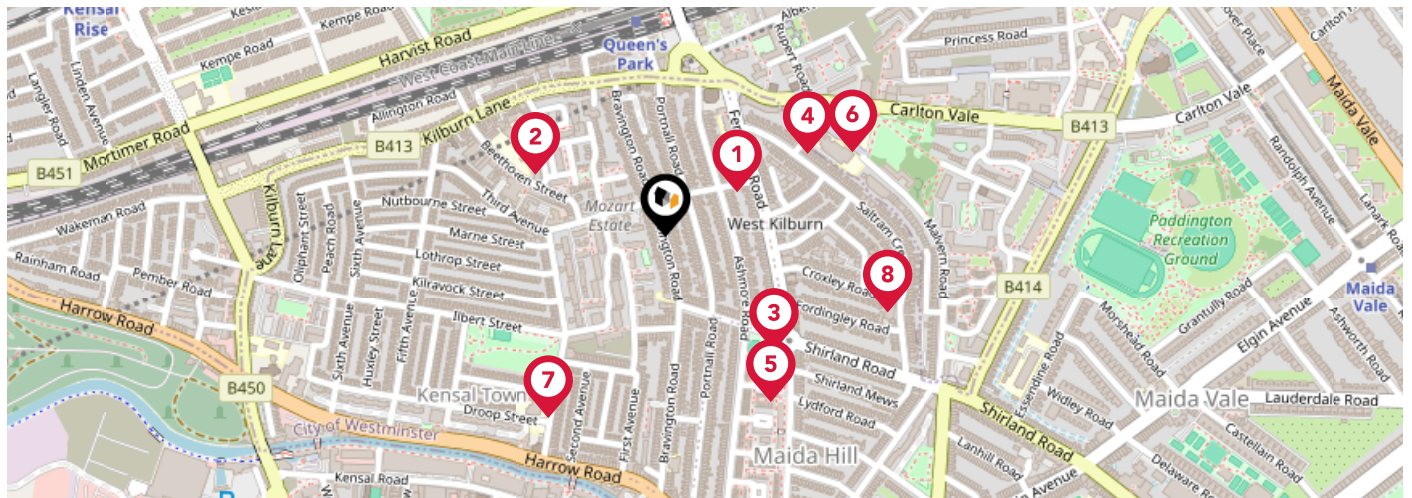
Energy rating

**D**

Valid until 22.06.2030

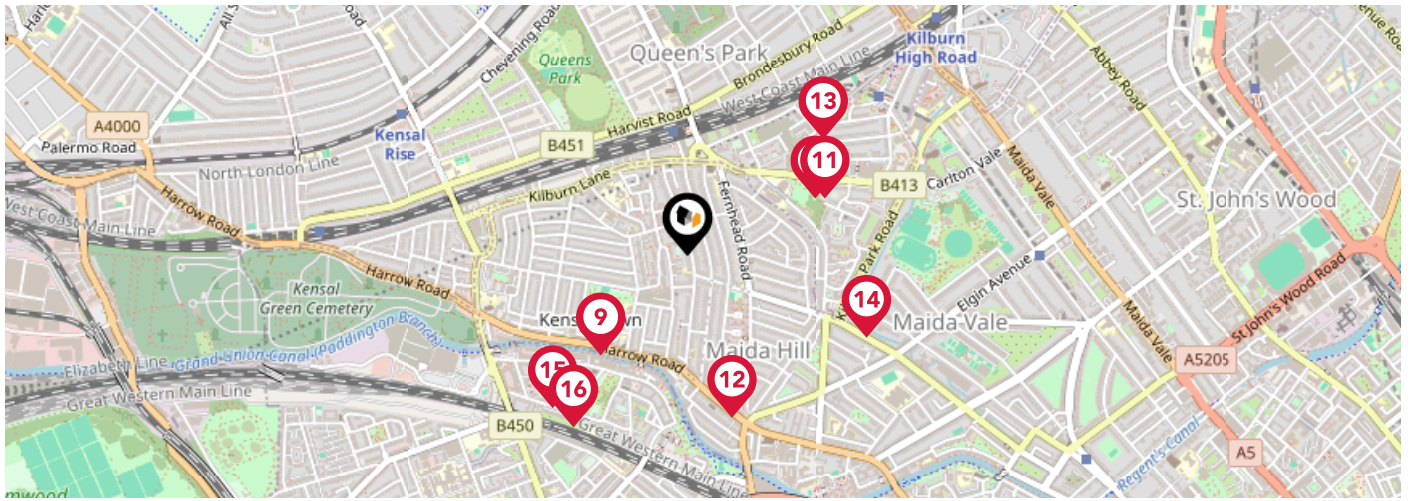
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		74   C
55-68	<b>D</b>	63   D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Area Schools



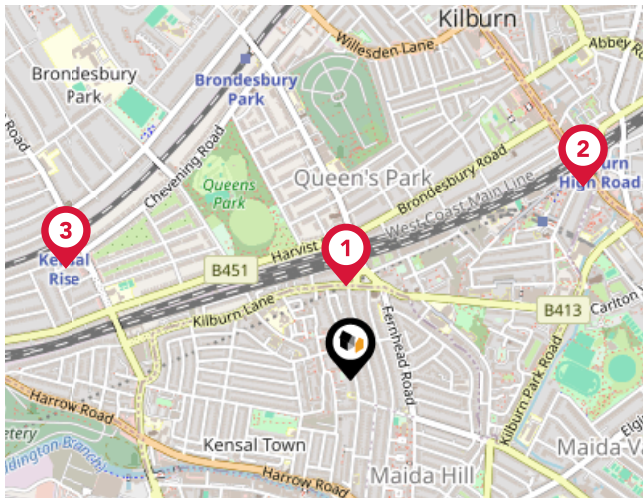
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>St Luke's CofE Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:0.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Wilberforce Primary</b> Ofsted Rating: Good   Pupils: 145   Distance:0.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Dorothy Gardner Nursery School</b> Ofsted Rating: Good   Pupils: 74   Distance:0.18</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Carlton Vale Infant School</b> Ofsted Rating: Good   Pupils: 84   Distance:0.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Mary Paterson Nursery School</b> Ofsted Rating: Outstanding   Pupils: 72   Distance:0.23</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>The Kilburn Park School Foundation</b> Ofsted Rating: Good   Pupils: 153   Distance:0.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>The St Marylebone Church of England Bridge School</b> Ofsted Rating: Good   Pupils: 61   Distance:0.25</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Maida Vale School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.27</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



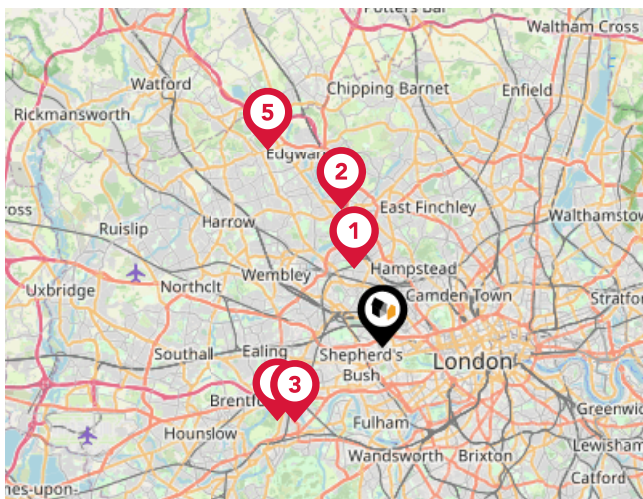
	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Queen's Park Primary School</b> Ofsted Rating: Good   Pupils: 303   Distance:0.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Granville Plus Nursery School</b> Ofsted Rating: Good   Pupils: 105   Distance:0.32</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>The School of the Islamic Republic of Iran</b> Ofsted Rating: Inadequate   Pupils: 132   Distance:0.34</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Queen Elizabeth II Jubilee School</b> Ofsted Rating: Good   Pupils: 75   Distance:0.39</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>St Mary's RC Primary School</b> Ofsted Rating: Good   Pupils: 267   Distance:0.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Essendine Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:0.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Ark Brunel Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 381   Distance:0.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Saint Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 264   Distance:0.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



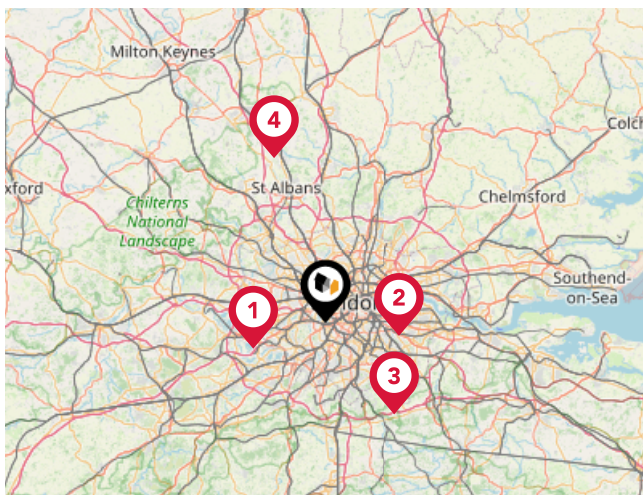
## National Rail Stations

Pin	Name	Distance
1	Queens Park (London) Rail Station	0.22 miles
2	Kilburn High Road Rail Station	0.7 miles
3	Kensal Rise Rail Station	0.7 miles



## Trunk Roads/Motorways

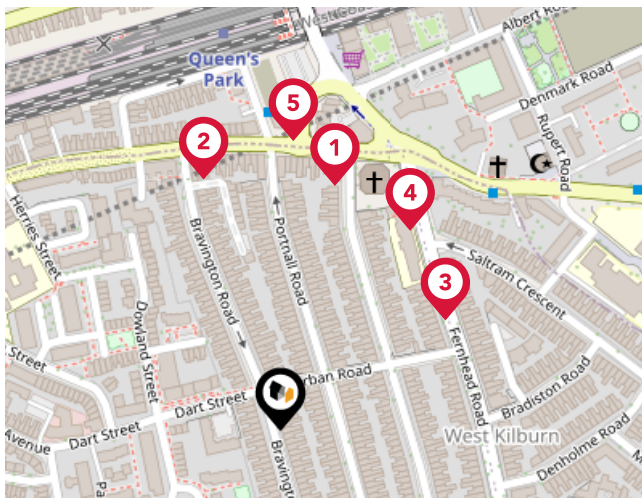
Pin	Name	Distance
1	M1 J1	3.12 miles
2	M1 J2	5.33 miles
3	M4 J1	4.28 miles
4	M4 J2	4.77 miles
5	M1 J4	8.4 miles



## Airports/Helipads

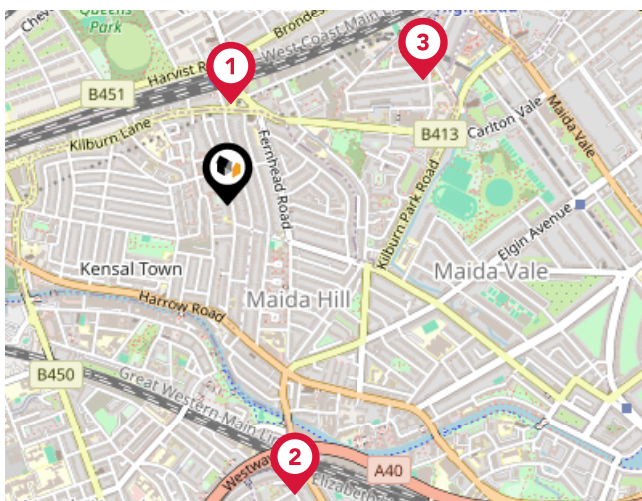
Pin	Name	Distance
1	London Heathrow Airport	11.37 miles
2	London City Airport	11.13 miles
3	Biggin Hill Airport	17.12 miles
4	London Luton Airport	25.23 miles

# Area Transport (Local)



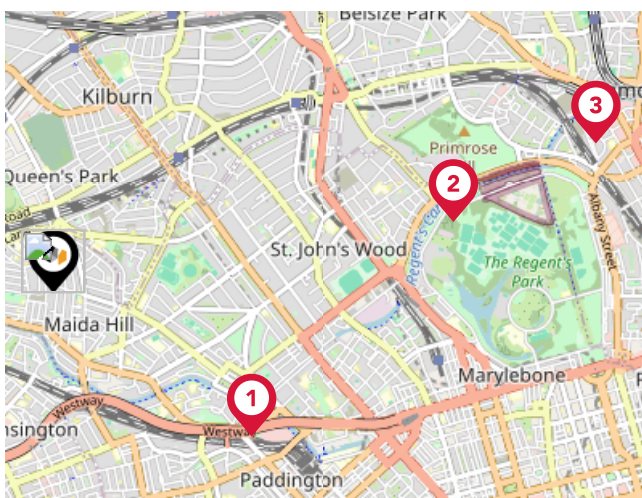
## Bus Stops/Stations

Pin	Name	Distance
1	Queen's Park Station (London)	0.14 miles
2	Queen's Park Station (London)	0.15 miles
3	Fernhead Road Carlton Vale	0.11 miles
4	Carlton Vale West Kilburn	0.14 miles
5	Queen's Park Station (London)	0.17 miles



## Local Connections

Pin	Name	Distance
1	Queen's Park Underground Station	0.23 miles
2	Westbourne Park Underground Station	0.69 miles
3	Kilburn Park Underground Station	0.54 miles



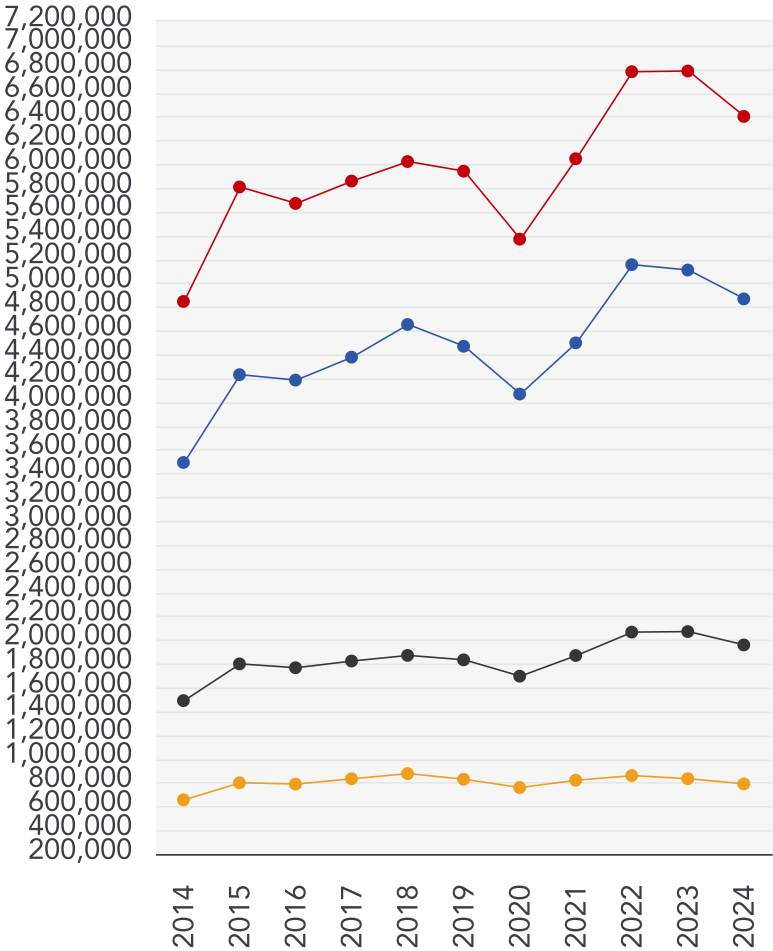
## Ferry Terminals

Pin	Name	Distance
1	Little Venice Waterbus Stop	1.13 miles
2	London Zoo Waterbus Stop	1.87 miles
3	Camden Lock Waterbus	2.6 miles

# Market House Price Statistics



10 Year History of Average House Prices by Property Type in W9



Semi-Detached

**+32.1%**

Detached

**+39.38%**

Terraced

**+31.42%**

Flat

**+20.46%**





## Century21

---

GIVING 121% - DEFYING MEDIOCRITY

The CENTURY 21® brand has the scale and the reputation to lead the real estate industry into the future. While others focus on simply facilitating a transaction, CENTURY 21® Agents believe in the value of delivering extraordinary experiences by defying mediocrity and always giving you 121%.



## Testimonial 1



Friendly and professional staff. very helpful and supportive through out sale process. Will use them again and again. Highly recommended!

## Testimonial 2



My experience has been nothing but exceptional. They provided an extremely professional and thorough service through the letting process. They are a helpful, approachable and very efficient agency and I would highly recommend their service.

## Testimonial 3



Had a great experience! They followed up quickly providing a sufficient amount of insight and knowledge to help me purchase my apartment. Would definitely recommend them to anyone looking to buy or sell.



/C21uk



/Century21UK



/century21\_uk/



/company/century21-united-kingdom

# Agent Disclaimer



## Important - Please Read

---

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Century21 or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Century21 and therefore no warranties can be given as to their good working order.

# Century21 Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



## Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



### Century21

85 Rochester Row Westminster London  
SW1P 1LJ  
020 7630 1099  
roger.collings@century21uk.com  
www.century21uk.com

