



Great Western Road, Maida Hill, W9

Top Floor Flat

Asking Price Of: £325,000

This bright, top floor recently refreshed apartment is being offered to the market chain free. Featuring a variety of clever space saving features, such as the wrap round tables and built in storage, which along with the dual aspect large sash windows give the whole apartment a feeling of space and serenity. With a long lease and low annual fees, this is a great opportunity for either a first time buyer or an investor looking to expand their portfolio. Early viewings are strongly recommended.

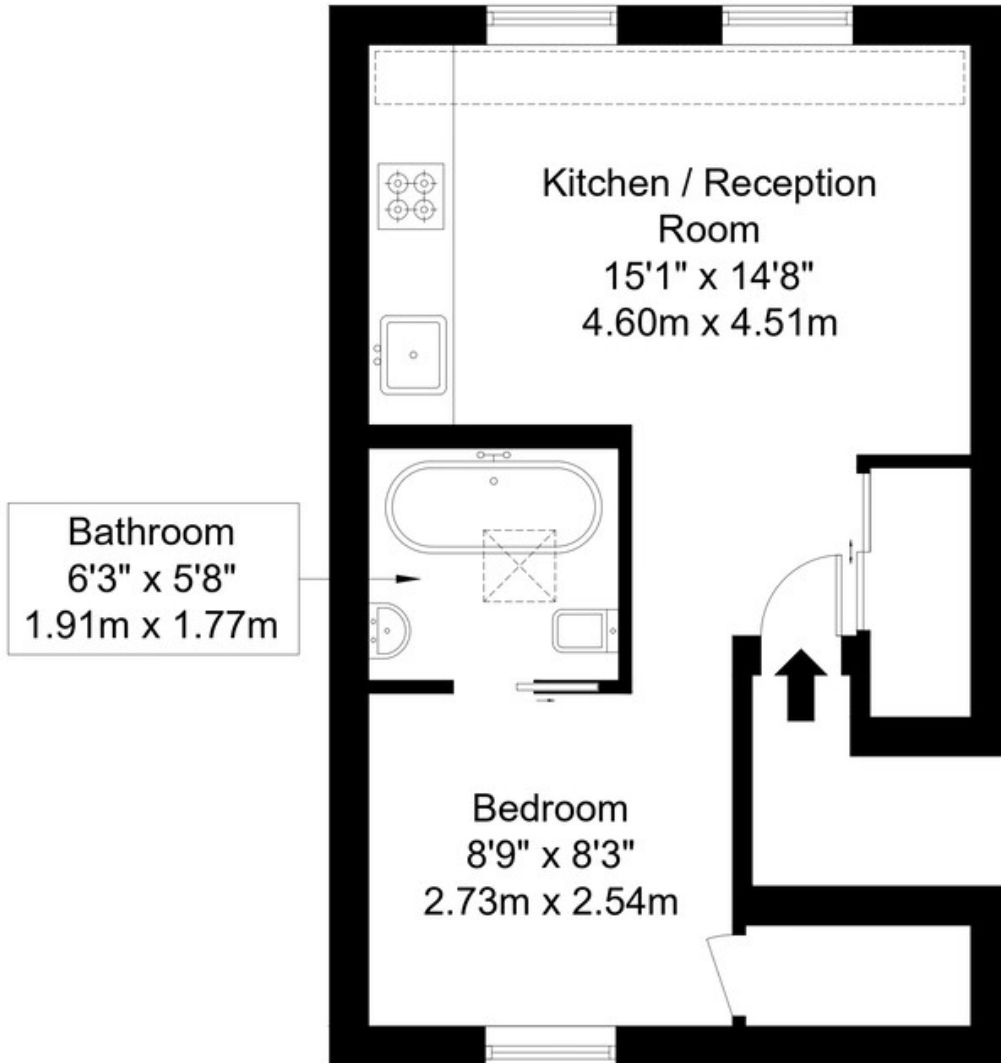
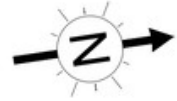


- Top floor one bedroom flat
- Open plan kitchen and living room
- Bright, dual aspect flat
- Large sash windows
- Walking distance to Westbourne Park Station
- Walking distance to Portobello Road and Hyde Park

Situated just a short walk from Westbourne Park Station, the flat is ideally placed on the mid-point of Maida Vale, Notting Hill and Bayswater. This means that the apartment is surrounded by a wealth of world famous attractions, such as Abbey Road, Portobello Road and even Hyde Park, as well as a fantastic variety of local independent and nation chain stores, restaurants and cafes to enjoy all year round. Furthermore, just over the road is the Grand Union Canal providing even more green space to enjoy and explore along the waterway.

Great Western Road, W9 3NW

Approx Gross Internal Area = 30.91 sq m / 333 sq ft



Third Floor

Ref :

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**B L E U
P L A N**

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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Westways



Tenure: Leasehold

Gross Internal Area: 333 sqft

Local Authority: Westminster City Council

Council Tax Band: B

EPC Rating: 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.