



## Hormead Road, Maida Vale

### Ground Floor Garden Flat

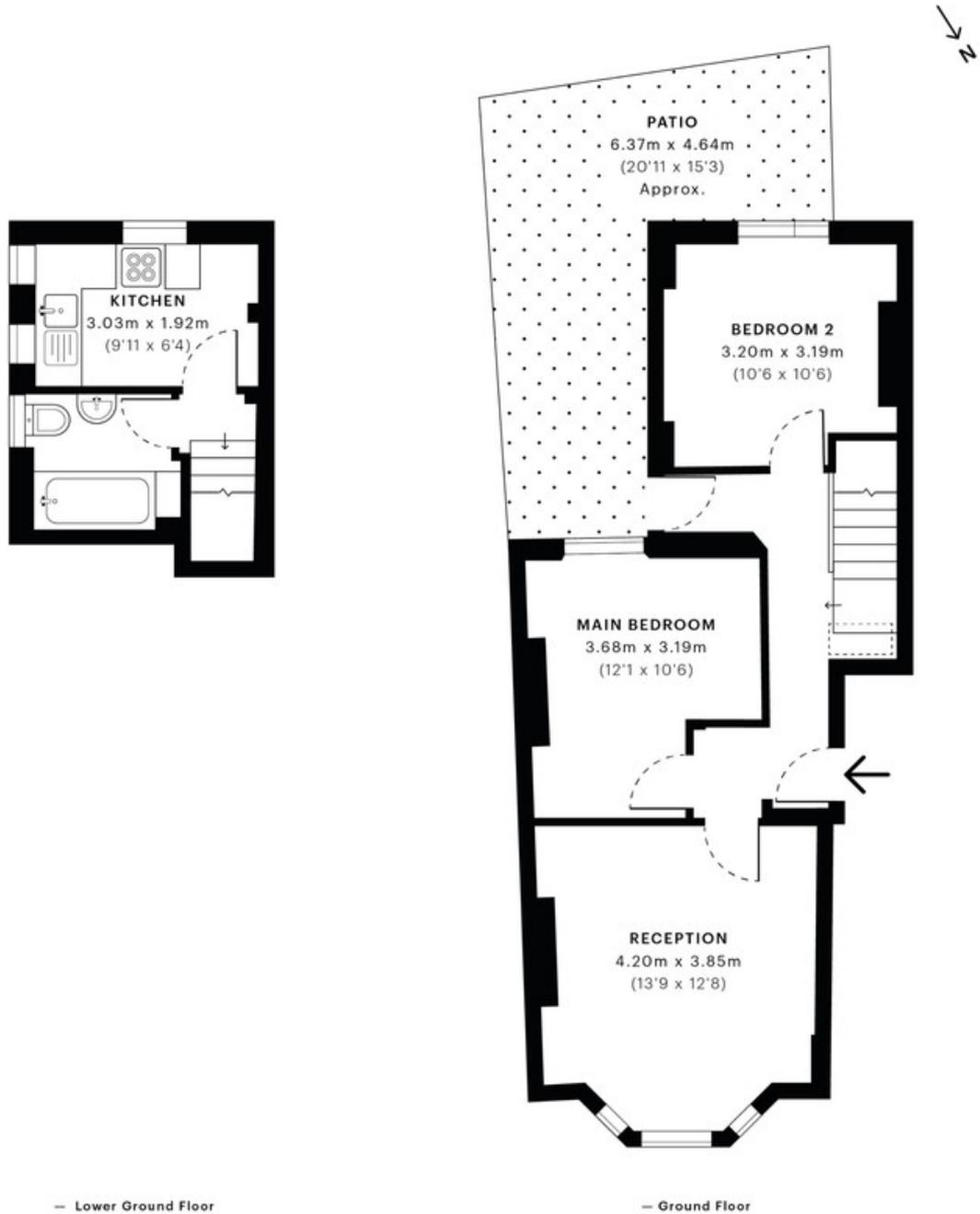
**Asking Price Of: £650,000**

Set on the Grand Union Canal, this ground floor, garden apartment with a share of the freehold is being offered to the market chain free. Originally part of a Victorian terrace house, this period conversion benefits from classical features such as the large bay windows and high ceilings which ensures the entire flat feels spacious and bright. The split level arrangement offers a variety of potential layouts to suit a range of lifestyles, all of which can make use of the canal views and patio garden. With the ability to create a dream, canal side home between Maida Vale and Notting Hill, early viewings are strongly recommended on this unique opportunity.



- Canal side apartment
- Potential to renovate
- Period conversion
- South facing patio garden overlooking the canal
- Share of freehold
- Walking distance to Portobello Road
- Close to Westbourne Park Station

Located on a quiet residential street on the corner of Notting Hill, the flat is surrounded by an excellent range of world famous local shops, restaurants and cafes including the renowned Portobello Road, ensuring there is plenty of interesting places to explore on the doorstep. Branching further afield, the flat is a very short walk away from Westbourne Park Station (offering access to the Hammersmith and City and Circle lines) as well as a range of bus stops, which mean that all of London and beyond are within easy reach. The Grand Union Canal park, Paddington Recreational Ground and even Hyde Park offer a fantastic selection of green spaces nearby.



 GROSS INTERNAL AREA (GIA)  
The footprint of the property  
57.30 sqm / 616.77 sqft

 NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
50.74 sqm / 546.16 sqft

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.44 sqm / 4.74 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 54.30 sqm / 584.48 sqft  
IPMS 3C RESIDENTIAL 51.24 sqm / 551.54 sqft

SPEC ID 60c0c7cbc6b5fe0de5a27931

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# Westways



**Tenure:** Share of Freehold

**Gross Internal Area:** 616.77 sqft

**Local Authority:** Westminster City Council

**Council Tax Band:** C

**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.

