



## Fermoy Road, Maida Vale

### First Time Buyer Apartment

**Fixed Price: £375,000**

This 2nd floor, lift access, first time buyer flat with a private balcony is being offered to the market chain free. Set within the award winning Pocket Living building, the apartment benefits from its modern finishes, such as underfloor heating, the utility closet and extra storage solutions throughout as well as its large windows which flood the apartment with light. With a separate bike storage cupboard and access to a shared panoramic roof terrace, early viewings are strongly recommended.



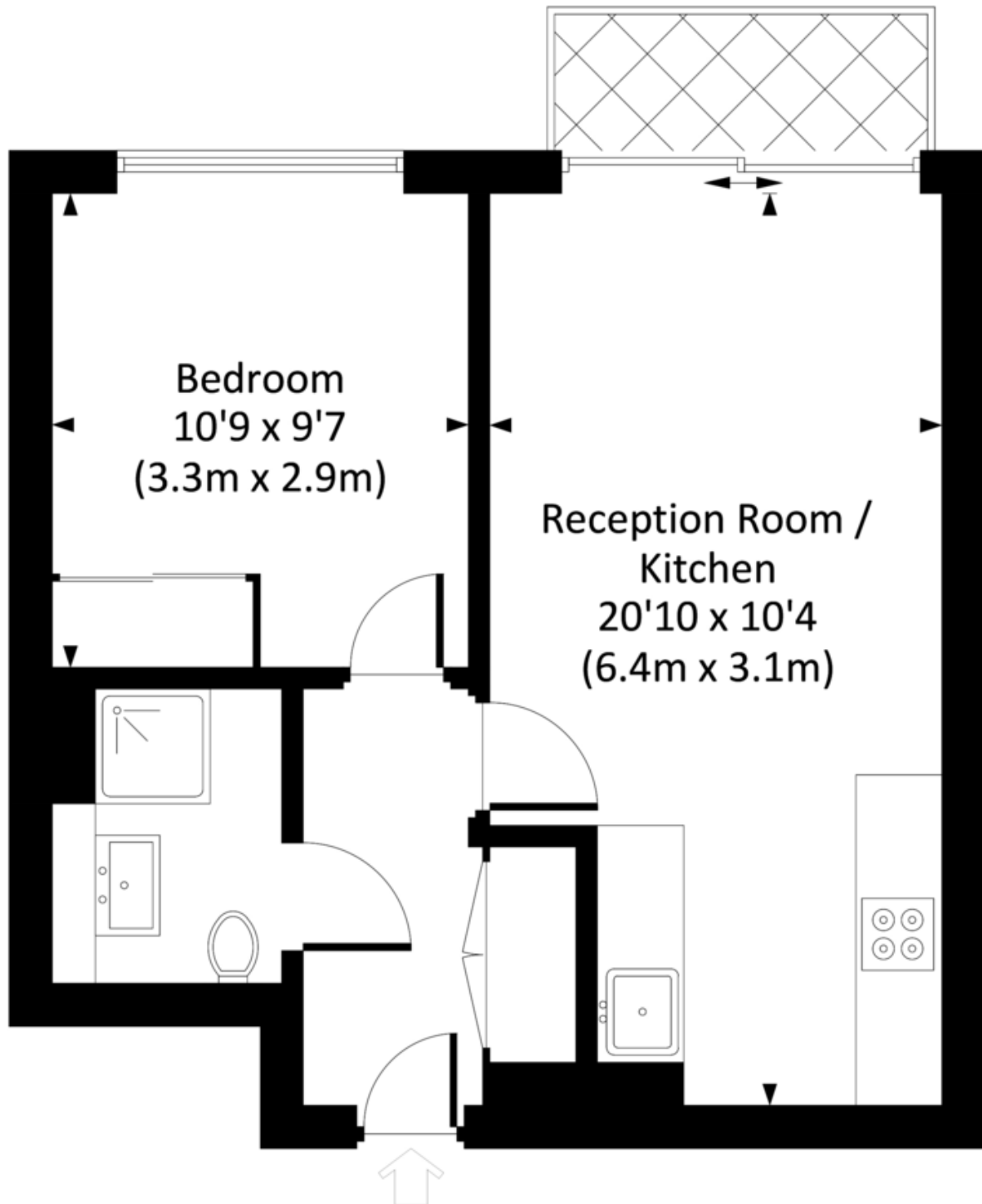


- First time buyer apartment
- One bedroom
- Open plan living room / kitchen
- Private balcony
- Award winning building
- Panoramic roof terrace
- Walking distance to Portobello Road

Set alongside The Grand Union Canal, the flat is only a short walk away from Westbourne Park Tube Station as well as a variety of bus routes that offer easy access to all of London. With Portobello Road over the bridge and located between Maida Vale, Notting Hill and Bayswater, the apartment is ideally situated to explore the excellent and varied selection of local shops, cafes, restaurants and green spaces.

# FERMOY ROAD, W9

Approx. gross internal area  
416 Sq Ft. / 38.7 Sq M.



## SECOND FLOOR



All measurements have been made in accordance with RICS code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2020 www.dowlingjones.com 020 7610 9933



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# Westways



**Tenure:** Leasehold  
**Lease Remaining:** 116

**Gross Internal Area:** 416 sqft  
**Service Charge:** £1,600 p/a  
**Ground Rent:** £250 p/a

**Local Authority:** Westminster Borough  
Council  
**Council Tax Band:** D

**EPC Rating:** B

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.