



## Hormead Road, London

### First Floor Flat

**Offers In Excess Of: £500,000**

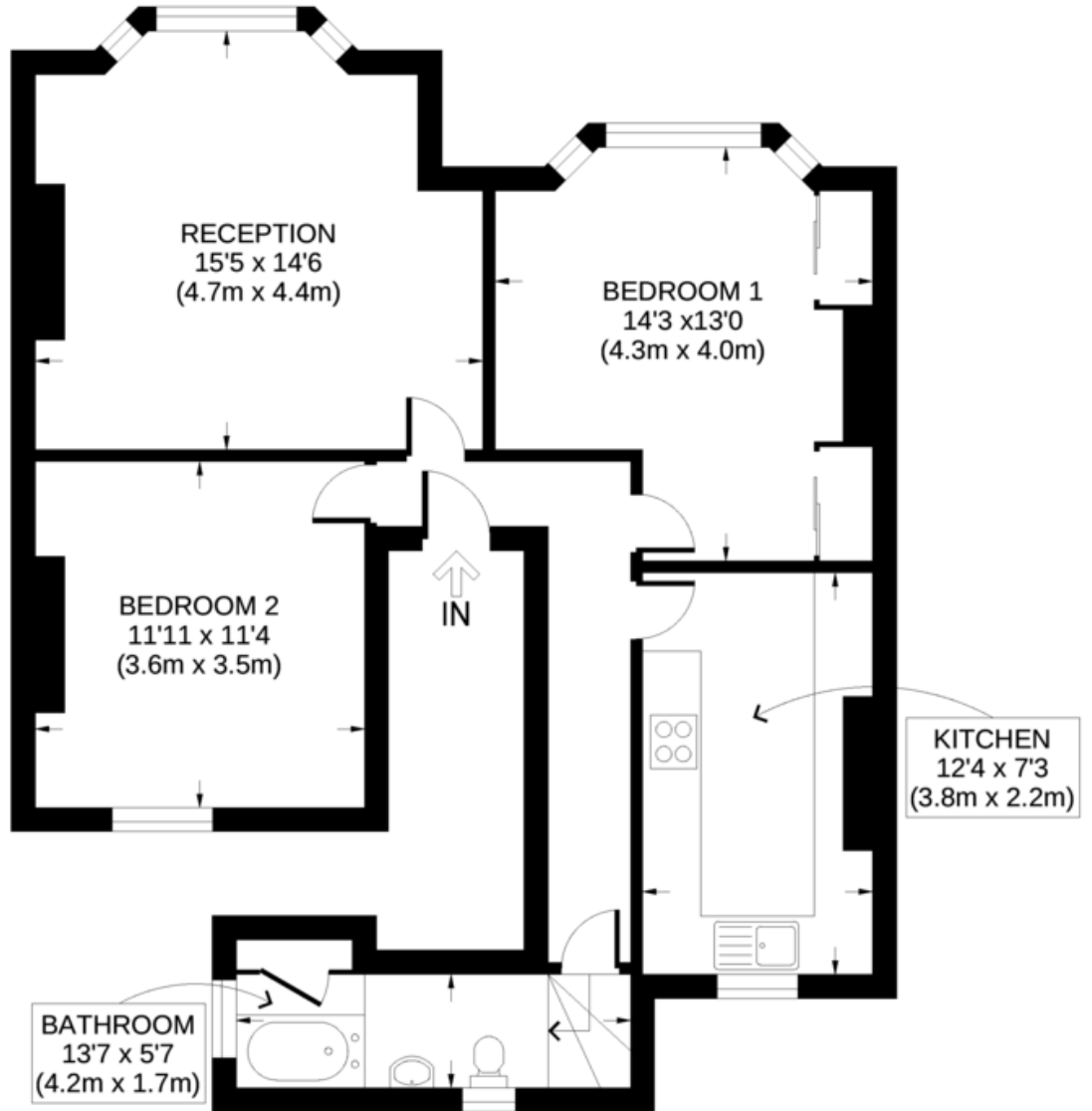
This bright, over 700 sqft first floor period conversion is being offered to the market chain free. With a flexible layout making the most of the double fronted nature of the building and the two bay windows the flat balances its classical features with modern finishes ensuring a home that makes the most of its spacious footprint. Benefiting from a long lease and a being on a quiet, residential horseshoe street. Early viewings are strongly recommended.



- First Floor two bed
- Long lease
- Double fronted flat
- High ceilings
- Separate kitchen and living room
- Walking distance to the Canal
- Walking distance to Portobello Road
- Chain free

Located over the street from the Grand Union Canal the apartment is a short walk over the bridge from Westbourne Park Station as well as the many bus routes along Harrow Road allowing for easy access to all of London. Portobello Road is just minutes away, which means that with Notting Hill and Bayswater also on the doorstep, there are a fantastic variety of local shops restaurants and cafes to enjoy nearby.

# Hormead Road, W9



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 732 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 732 SQ FT /68 SQM  
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Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Contact us

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# Westways



**Tenure:** Leasehold

**Lease Remaining:** 997

**Gross Internal Area:** 732 sqft

**Local Authority:** Westminster City Council

**Council Tax Band:** E

**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.

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