



## **Harrow Road, London Penthouse**

**Asking Price Of: £360,000**

This top floor, refurbished period conversion apartment is being offered to the market chain free. With a separate kitchen accessed from the bright reception room as well as a spacious landing the flat allows for an easy division of private and entertaining space. Thanks to clever storage solutions throughout and the modern finishes, the flat has a balance of period features and contemporary comforts. Located between excellent transport links, early viewings are strongly recommended.



- One bedroom
- Top floor apartment
- Excellent condition
- Separate kitchen and living room
- Clever storage solutions
- Close to Notting Hill and Maida Vale
- Close to Westbourne Park Station

**Situated a short walk from Westbourne Park Station and close to the many bus routes that run along the Harrow Road, the flat makes for a fantastic base from which to explore London and beyond. Set between Portobello Road, Maida Vale and Notting Hill, the apartment benefits from a wide range of excellent local shops, restaurants and cafes.**

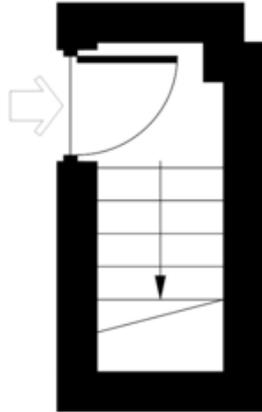
# HARROW ROAD, W9

Approx. gross internal area

414 Sq Ft. / 38.4 Sq M.

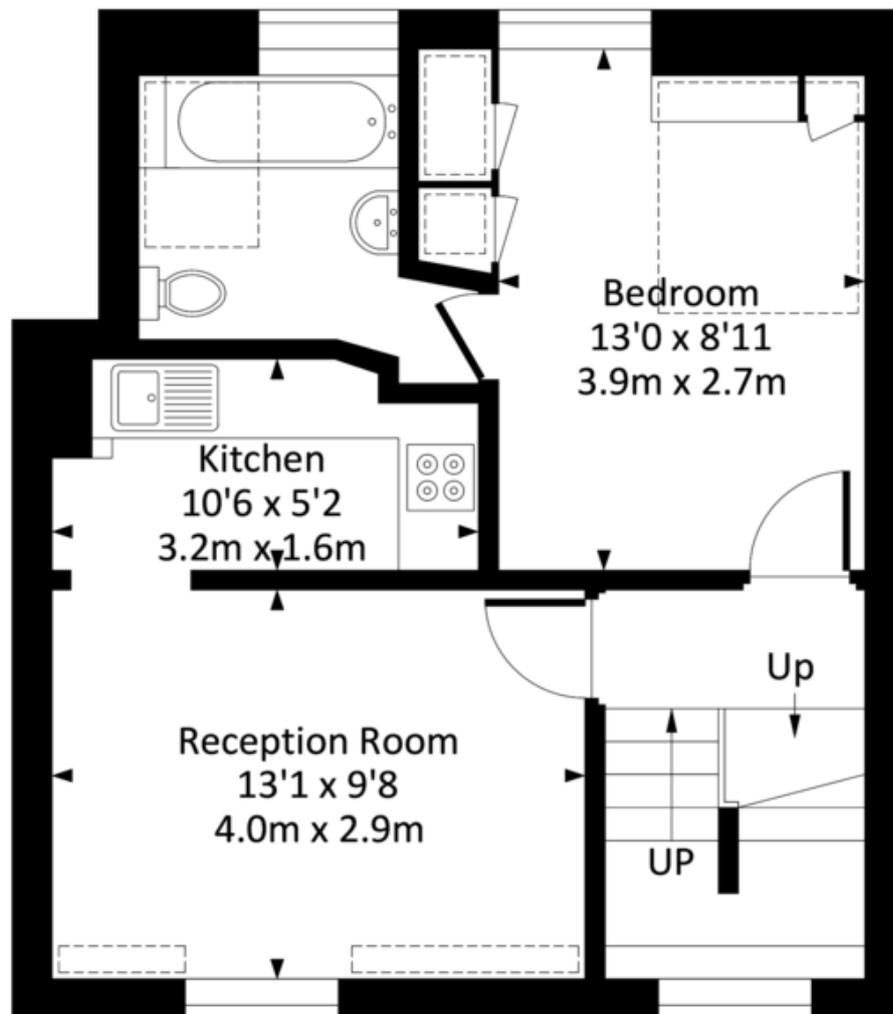
59 Sq Ft. / 5.5 Sq M. Reduced Headroom

473 Sq Ft. / 43.9 Sq M. Including Reduced Headroom



= Reduced headroom  
below 1.5m / 5'0

GROUND FLOOR



RAISED GROUND FLOOR

Contact us

20 Great Western Road  
London  
W9 3NN  
T: 020 7286 5757  
E: sales@westways.co.uk  
W: westways.co.uk



Westways



**Tenure:** Leasehold  
**Lease Remaining:** 96

**Gross Internal Area:** 473 sqft  
**Service Charge:** £2,280  
**Ground Rent:** £200

**Local Authority:** Westminster City Council  
**Council Tax Band:** A

**EPC Rating:** E

In accordance with the 1993 Misdescriptions Act: The agent has not tested any apparatus, equipment, fixtures, fittings or services and se 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.