



Great Western Road, Maida Hill, Duplex Maisonette

Asking Price Of: £700,000

Arranged over three floors, this bright, long lease period conversion maisonette is being offered to the market chain free. Offering over 1300 sqft, the flat currently has a large open plan kitchen, living and dining room that boasts high ceilings and dual aspect windows which flood the room with natural light. Benefitting from a secluded, private roof terrace and with the potential for modernisation, this apartment offers a versatile space on which to create a variety of styles of home. Early viewings are strongly recommended.



- 4 bed maisonette
- Large open plan kitchen, living room
- Potential to renovate
- Private roof terrace
- Long lease
- Walking distance to Portobello Road
- Walking distance to Westbourne Park Station

Located just a short walk away from Westbourne Park station and with a range of bus stops nearby, the flat benefits from excellent access to all of London thanks to these transport links. With Portobello Road just over The Canal and Notting Hill, Little Venice and Maida Vale all on the doorstep, there is a wonderful selection of world famous local shops, restaurants and cafes to explore within walking distance.



GROSS INTERNAL AREA (GIA)
The footprint of the property.
125.5 Sqm / 1350.4 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head
114.1 Sqm / 1228.6 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
10.7 Sqm / 114.7 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
5.3 Sqm / 57.3 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are 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.
* (Not included in measurements)

IPMS 3B RESIDENTIAL
133.2 Sqm / 1433.5 Sqft
IPMS 3C RESIDENTIAL
126.0 Sqm / 1356.2 Sqft

SPEC ID
5e580236b479cc0c6c914b27



Contact us

20 Great Western Road

London

W9 3NN

T: 020 7286 5757

E: sales@westways.co.uk



Westways



Tenure: Leasehold

Lease Remaining: 965

Gross Internal Area: 1350 sqft

Service Charge: N/A

Ground Rent: N/A

Local Authority: Westminster City Council

Council Tax Band: F

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.