



Goldney Road, London

First Floor Apartment

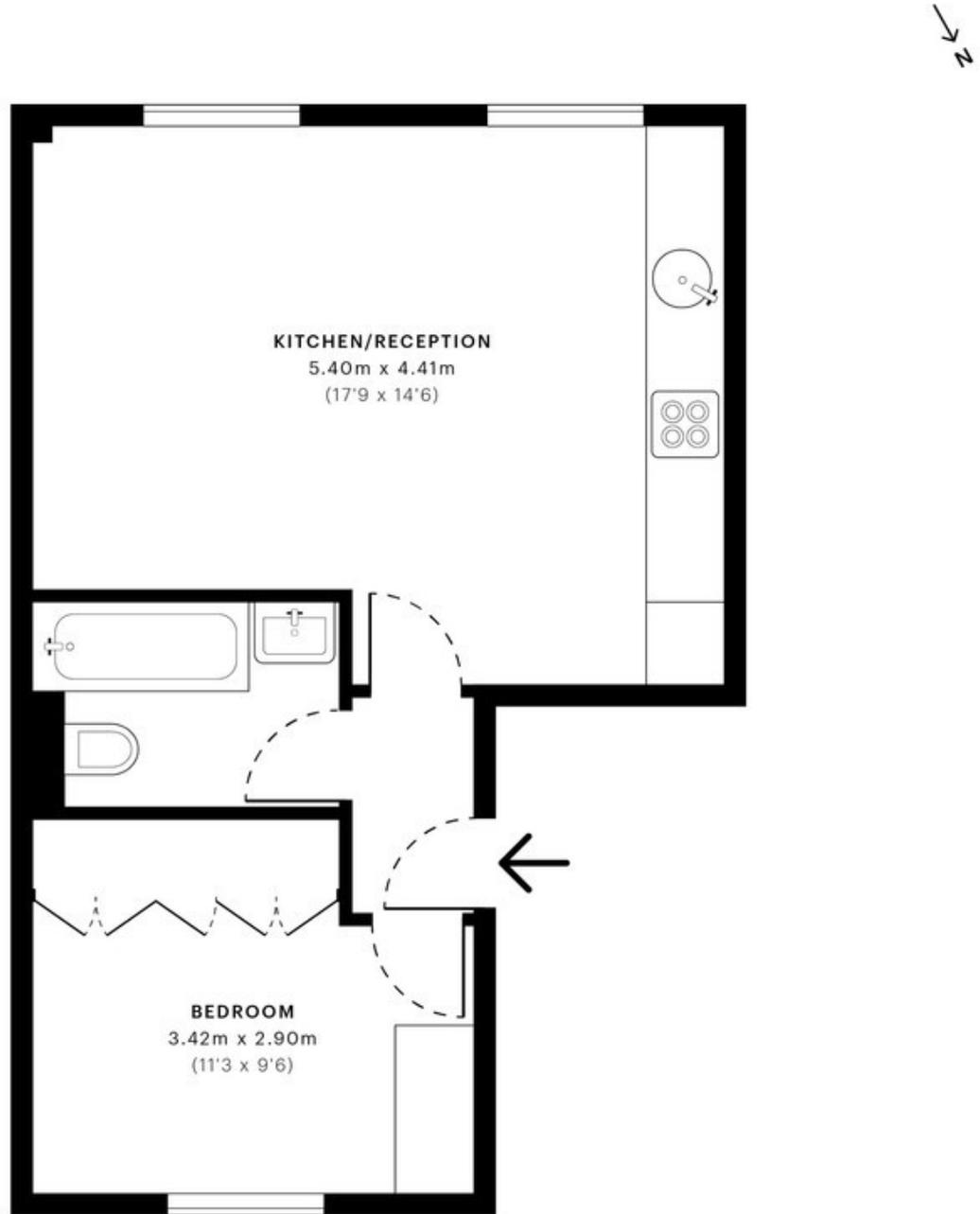
Offers In Excess Of: £400,000

This bright, first floor period conversion apartment is being offered to the sales market chain free. The large sash windows throughout the flat flood all the rooms with natural light which helps highlight the classical features such as the double height ceilings. Benefiting from a recent refurbishment, the added large fitted wardrobes and above ceiling void spaces offer fantastic storage solutions which balance the modern finishes in the bathroom and kitchen. Set over the road from a park and with access to a windowsill balcony, early viewings are strongly recommended on this unique home.



- Bright one bed apartment
- Open plan kitchen, living room
- Period conversion
- High ceilings
- Large sash windows through out
- Walking distance to Westbourne Park and Warwick Avenue Stations
- Walking distance to Little Venice and Bayswater

Located next to Little Venice on a quiet residential road, the flat has easy access to great transport links such as Warwick Avenue and Westbourne Park Stations. Situated between Maida Vale, Bayswater and Notting Hill with Portobello Road within walking distance the apartment is surround by a variety of excellent local shops, restaurants and cafes as well as world famous outside spaces.



— First Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
37.33 sqm / 401.82 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes washrooms, restricted head height
35.92 sqm / 386.64 sqft

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

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft

Contact us

20 Great Western Road

London

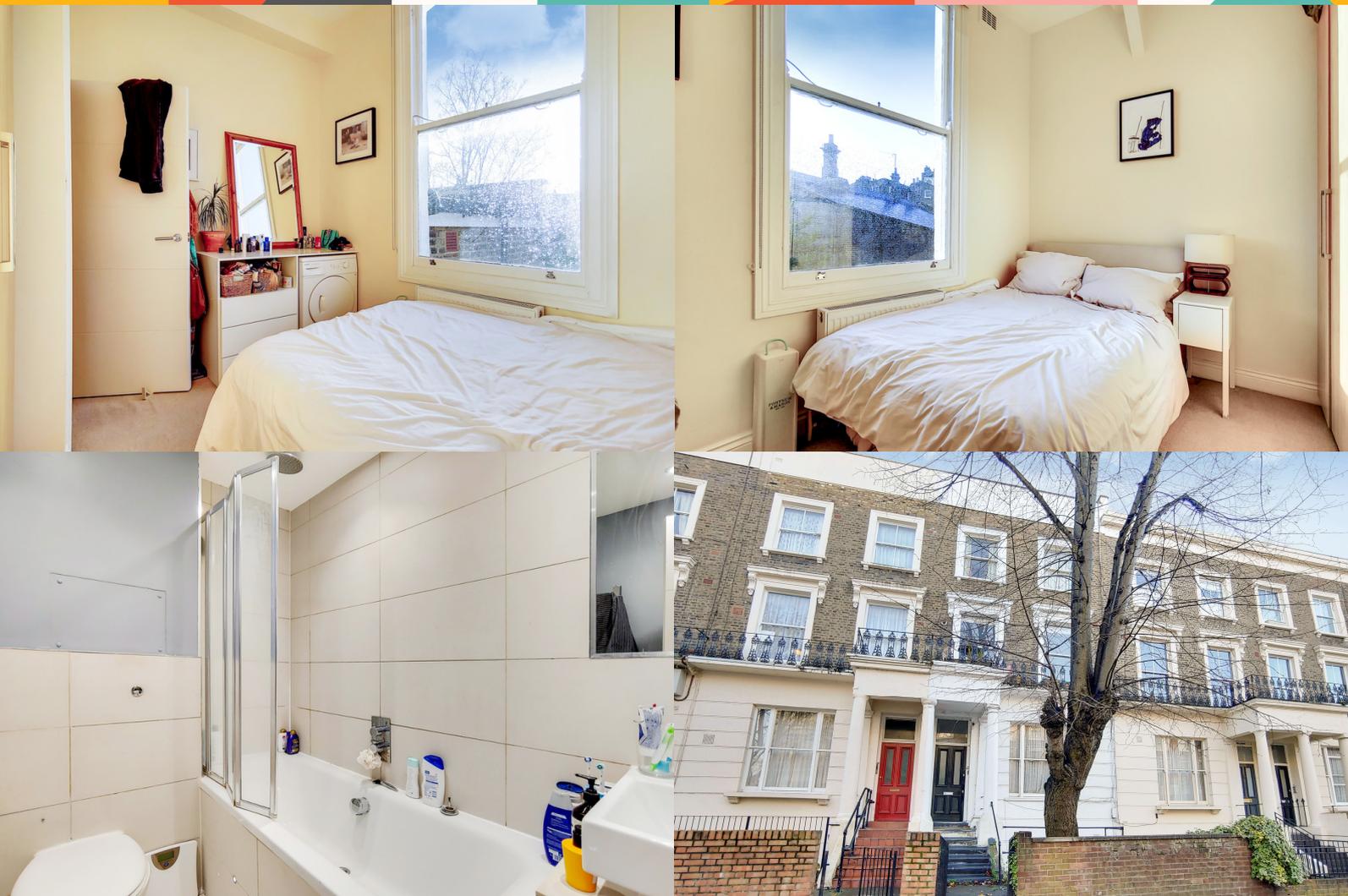
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Westways



Tenure: Leasehold

Lease Remaining: 116

Gross Internal Area: 402 sqft

Service Charge: £720

Ground Rent: £100

Local Authority: Westminster City Council

Council Tax Band: D

EPC Rating: C

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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