



## Lapford Close, London

### Ground Floor Maisonette

**Asking Price Of: £399,950**

This chain free, garden apartment with its own front door and an over 100 year lease is being offered to the market for sale. Currently laid out with a bright open plan kitchen / living room which opens out into the south facing patio garden and two good sized bedrooms front and back, the flat has the potential to be renovated throughout to variety of different layouts and styles. The additional storage cupboards in the hallway and the communal heating and hot water ensure that the floor space can be maximised internally. The overall low running costs and ability to update mean that this is a great first time buyer apartment as well as a sound investment. Early viewings are strongly recommended.



- Ground floor 2 bed
- Private patio garden
- Potential to renovate
- Private front door
- 118 year lease
- Walking distance to Portobello Road
- Walking distance to Westbourne Park Station

Located between Queens Park and Westbourne Park tube stations, the flat has access to a variety of excellent transport links including the many bus routes that run along nearby Harrow Road which puts all of London within easy reach. The world famous Portobello Road is a short walk over the canal and with Maida Vale and Notting Hill on the doorstep, there is an excellent range of local shops, cafes and restaurants to explore.



— Ground Floor

 **GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
50.25 sqm / 540.89 sqft

 **NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
47.82 sqm / 514.73 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



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and 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.

IPMS 3B RESIDENTIAL 50.68 sqm / 545.51 sqft  
IPMS 3C RESIDENTIAL 48.41 sqm / 521.08 sqft

SPEC ID 60115c185ad5320dca6812cc

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# Westways



**Tenure:** Leasehold

**Lease Remaining:** 118

**Gross Internal Area:** 541 sqft

**Service Charge:** £1,450

**Ground Rent:** £10

**Local Authority:** Westminster City Council

**Council Tax Band:** C

**EPC Rating:** TBC

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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