



Fernhead Road, Maida Vale, W9

Mid Terraced House

Asking Price Of: £1,100,000

This bright, freehold terraced house, which boasts both a rear garden and a roof terrace, is being offered to the market for sale. Currently arranged as a spacious one bed apartment on the ground floor and a bright airy two bed duplex on the upper floor, the house is still one unit on its title deed and under its council tax, allowing for a variety of layout options to any incoming buyer. The structure of both of the homes has been lovingly maintained over the years, with a new flat roof added recently to the terrace and a large amount of soundproofing added between the floors, and whilst the property will benefit from a refurbishment, the potential to create either a dream home or a flexible multi flat unit is an opportunity not to be missed. Early viewings are strongly recommended.



- Period terrace house
- Potential to renovate
- Currently laid out as 2 adjoining apartments
- Patio garden and roof terrace
- Potential for a variety of layouts and configurations
- Close to Notting Hill and Maida Vale
- Walking distance to Westbourne Park Station

Located in between Maida Vale and Notting Hill, the house is surrounded by a selection of world famous districts, including Portobello Road and Little Venice, provided easy access to a range of excellent local shops, restaurants and cafes. Situated a short walk from both Westbourne Park and Queens Park Stations there is a wealth of excellent transport links nearby connecting the home to all of London and beyond.

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 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
146.10 sqm / 1572.61 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes washrooms, restricted head height
134.75 sqm / 1450.44 sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
6.02 sqm / 64.80 sqft

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5 m
1.06 sqm / 11.41 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 145.83 sqm / 1569.70 sqft
IPMS 3C RESIDENTIAL 141.09 sqm / 1518.68 sqft

SPEC ID 6124e4369ed6d40de84bc58f

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Westways



Tenure: Freehold

Gross Internal Area: 1573 sqft

Local Authority: Westminster City Council
Council Tax Band: G

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.