



Bravington Road, London, W9

Top Floor Apartment

Asking Price Of: £475,000

This split level, top floor, period conversion apartment is being offered to the market chain free. The current layout, with the separate kitchen and living room offers the perfect balance of practical and entertaining spaces whilst ensuring that both rooms remain bright. Clever storage has been added over the years which complement the period features, such as the exposed brick feature walls and large sash windows and there is even the potential to customise the present floorplan of the flat to create a good sized second bedroom through combining the kitchen and the living room. The long lease nature of the flat, as well as the excellent condition of the building make this flexible home an attractive prospect both now and as a place in which to grow.

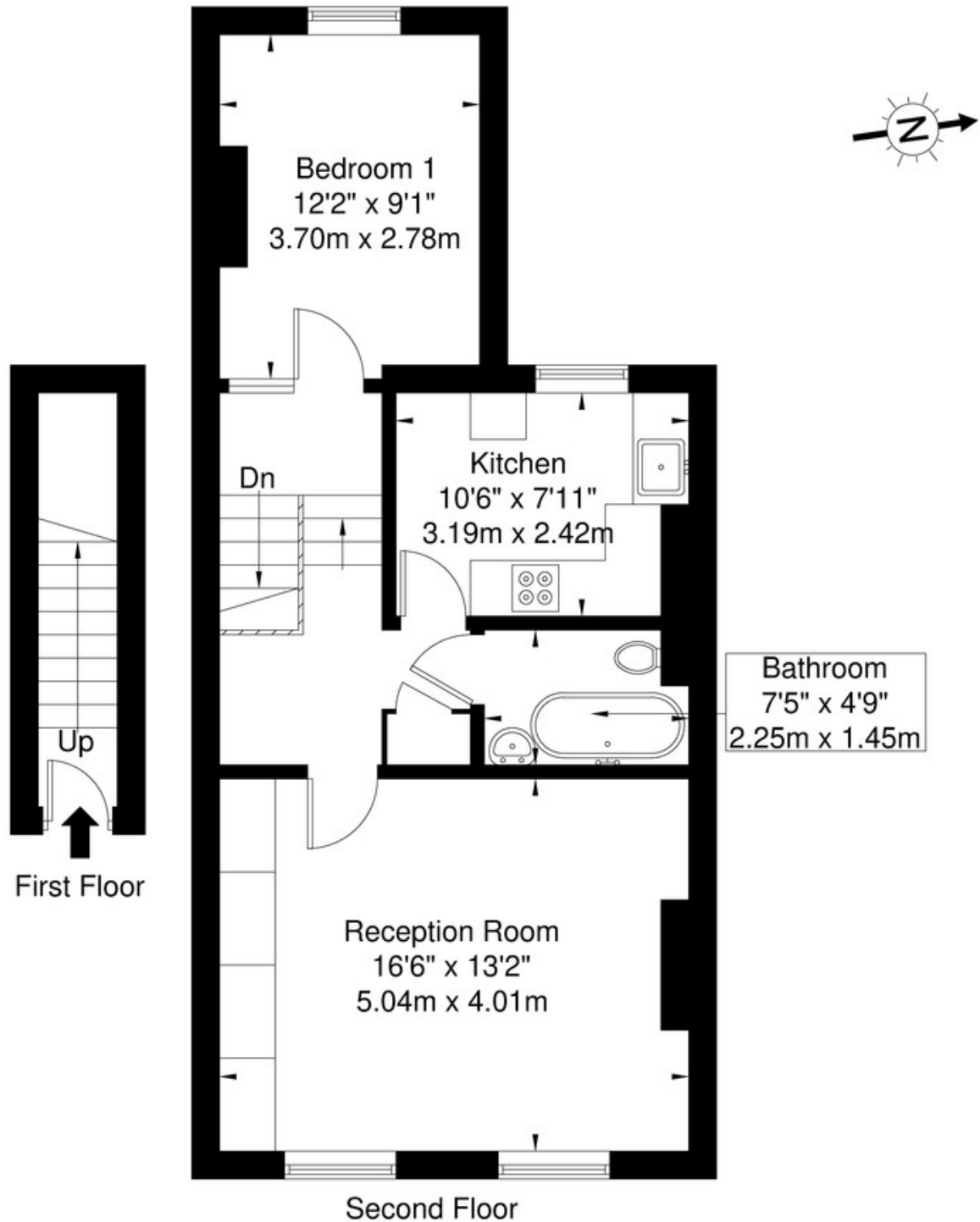


- Spacious one bed apartment
- Period conversion
- Share of freehold
- Potential to refurbish
- Clever storage solutions
- Close to Notting Hill and Maida Vale
- Walking distance to Westbourne Park Station

Located in between Queens Park, Maida Vale and Notting Hill, the flat is ideally located to explore the world famous shops, restaurants, and venues nearby, such as the iconic Abbey Road and Portobello Road. Alongside this, Westbourne Park and Queens Park Stations are just a short walk away, as well as the many bus routes that run along the Harrow Road, offering a wide variety of transport links to all of London and beyond.

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Approx. Gross Internal Area = 55.7 sq m / 599 sq ft



Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Contact us

20 Great Western Road
London
W9 3NN

T: 020 7286 5757

E: sales@westways.co.uk

W: westways.co.uk



Westways



Tenure: Share of Freehold

Gross Internal Area: 599 sqft

Ground Rent: £50

Local Authority: Westminster City Council

Council Tax Band: D

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.

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