

## Fermoy Road, London W9

### Modern Garden Flat

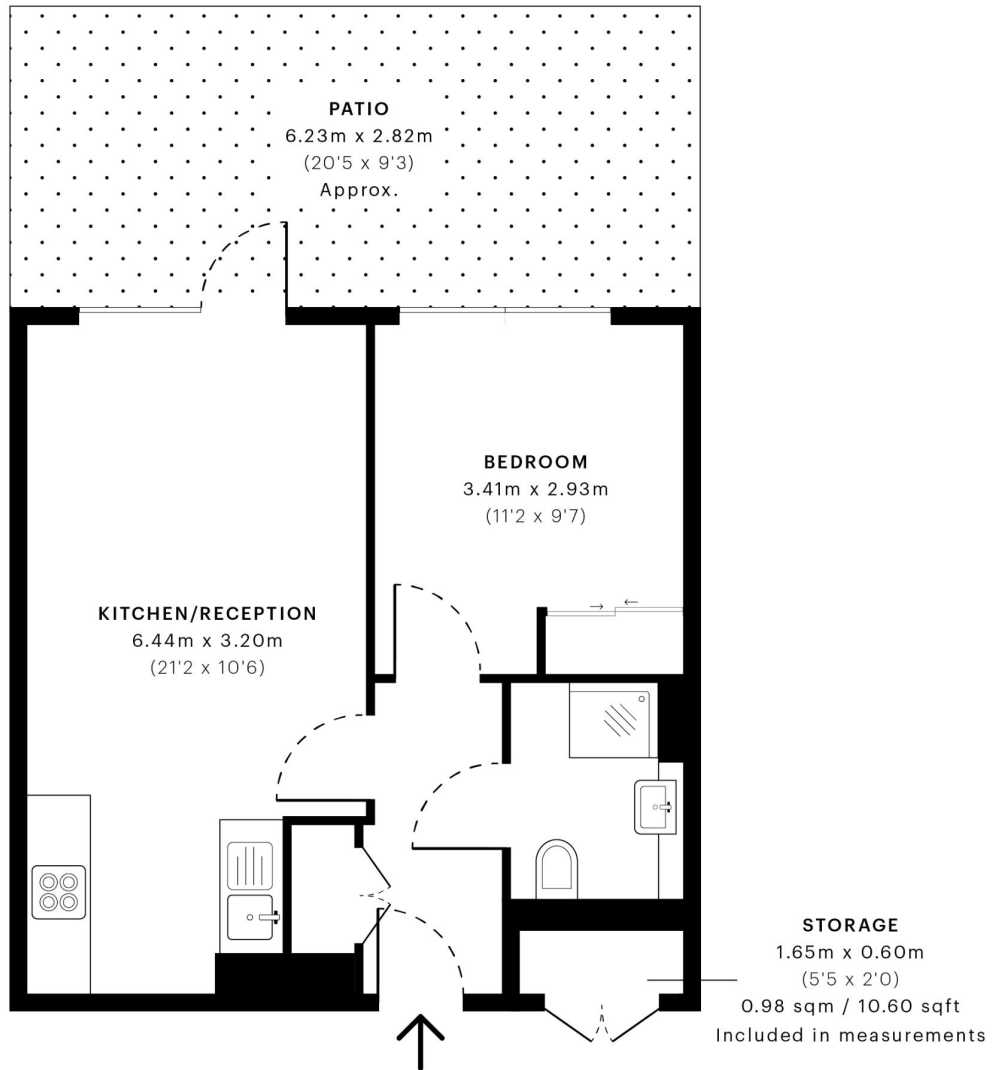
**Fixed Price: £375,000**

This private patio garden apartment is being offered to the market for sale. Set within an award winning modern building, the flat has access to a shared roof terrace with panoramic views that encompass The Shard and Wembley Arena. Thanks to additional storage and utility cupboards, the open plan kitchen living room feels spacious and bright. The modern energy saving measures throughout, such as the double glazed multi-point windows and underfloor heating, ensure this economical home on a long lease offers a fantastic first step onto the property ladder. Early viewings are strongly recommended.




- Bright spacious one bed
- Private patio garden
- Open plan kitchen, living room
- Separate private storage cupboard
- Award winning modern building
- Shared panoramic roof terrace
- Close to Portobello Road and Notting Hill
- Some purchasing restrictions apply

Located between Maida Vale and Notting Hill, the flat is a short walk over the Grand Union Canal away from Westbourne Park Station. Thanks to having Portobello Road nearby as well as easy access to Queens Park, there is a wide variety of excellent, world famous shops, restaurants, and cafés to explore right on the doorstep. All of this, combined with being in close proximity to Paddington Station, puts all of London and beyond in range of exploration. Some purchasing restrictions apply. For more information please get in contact.




— Ground Floor

 **GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
39.23 sqm / 422.27 sqft

 **NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
36.23 sqm / 389.98 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 39.23 sqm / 422.27 sqft  
IPMS 3C RESIDENTIAL 37.84 sqm / 407.31 sqft

SPEC ID 60ae2993e9345c0dcfbc2325

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# Westways



**Tenure:** Leasehold

**Lease Remaining:** 116

**Gross Internal Area:** 422 sqft

**Service Charge:** £1,600

**Ground Rent:** £353

**Local Authority:** Westminster City Council

**Council Tax Band:** D

**EPC Rating:** B

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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