



Fermoy Road, London

Second floor apartment

Asking Price Of: £500,000

This spacious second floor apartment with a private balcony is being offered to the market chain free. Currently arranged with a separate kitchen and living room, the flat offers a fantastic balance of open entertaining and living spaces (with plenty of storage) and private bedrooms which retain a feeling of calm. The flat has the potential to be re-configured and renovated into a variety of layouts to maximise the square footage on offer and to accommodate a wide range of styles. With two double bedrooms and low annual costs, this flat works as a great option for people in which to create a dream home as well as for future investment prospects. Early viewings are strongly recommended.

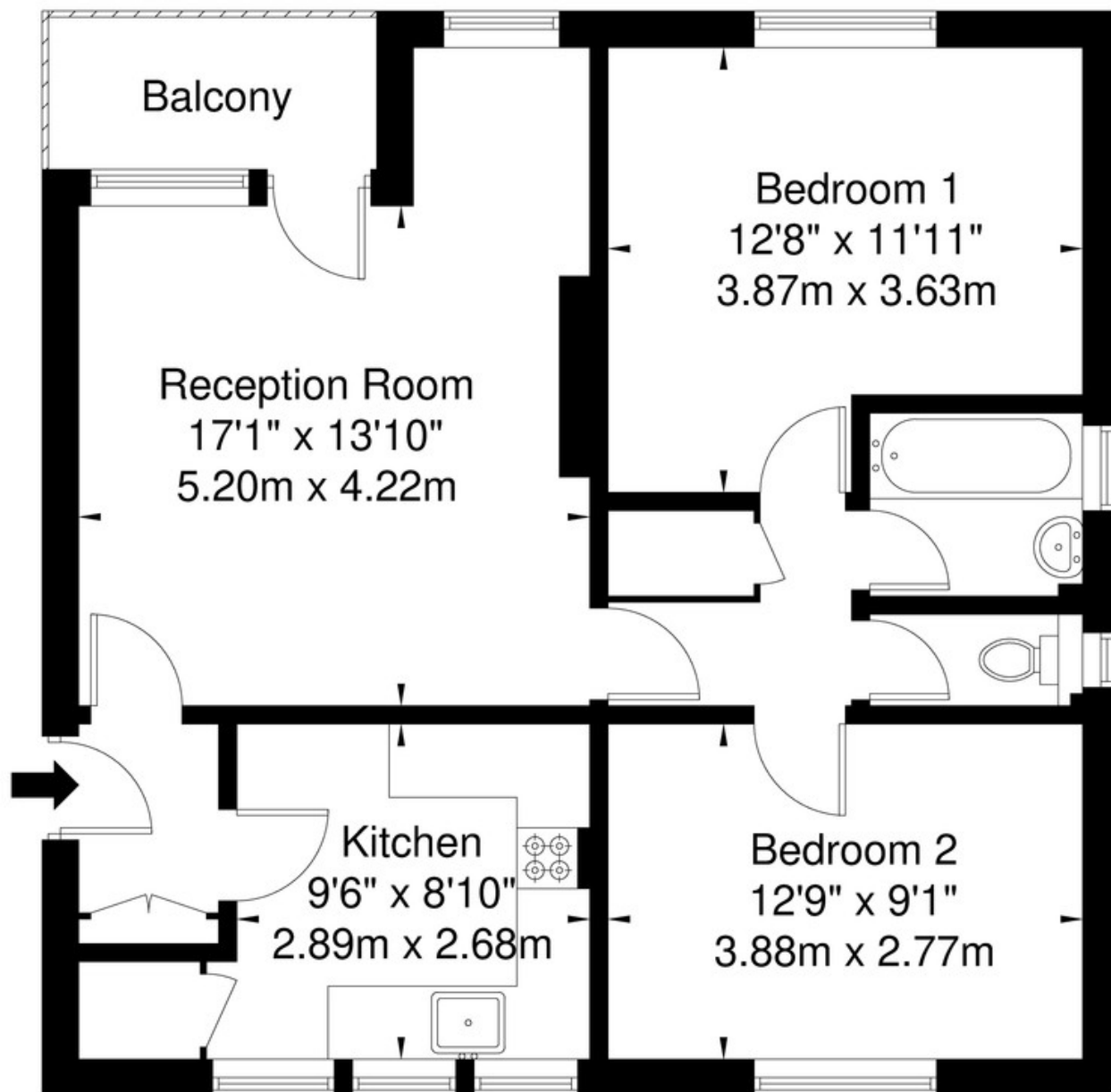


- Two bed apartment
- Private balcony
- Potential to renovate
- Separate kitchen and living room
- Close to Westbourne Park Station
- Close to Notting Hill and Maida Vale
- Walking distance to Portobello Road

Located by the Grand Union Canal and between Maida Vale and Notting Hill, the flat is a short walk away from an excellent selection of local shops, restaurants and sights including the world famous Portobello Road. Westbourne Park Station is just over the bridge, which combine with the many bus routes along the nearby Harrow Road, ensure that all of London is within easy reach. This means that the flat is a fantastic base from which to explore all of the capital both on the doorstep and beyond.

Fermoy House, Fermoy Road, Maida Hill, W9 3NL

Approx. Gross Internal Area = 64.9 sq m / 698 sq ft



Second Floor

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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Westways



Tenure: Leasehold
Lease Remaining: 88

Gross Internal Area: 698 sqft
Ground Rent: £10

Local Authority: Westminster City Council
Council Tax Band: C

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.

