



Fermoy Road, London

First Time Buyer Apartment

Asking Price Of: £375,000

This top floor, lift access apartment with a private balcony in an award winning building is being offered to the market chain free. The bright, open flat benefits from clever storage solutions, such as the separate utility space and the external large storage cupboard, and modern fixtures such as the underfloor heating. There is a communal roof terrace with panoramic views across the capital which along with the long lease and potential to refurbish and update the flat means that the apartment offers a perfect first property in which to create an ideal home. Early viewings are strongly recommended.

Some purchasing restrictions apply.

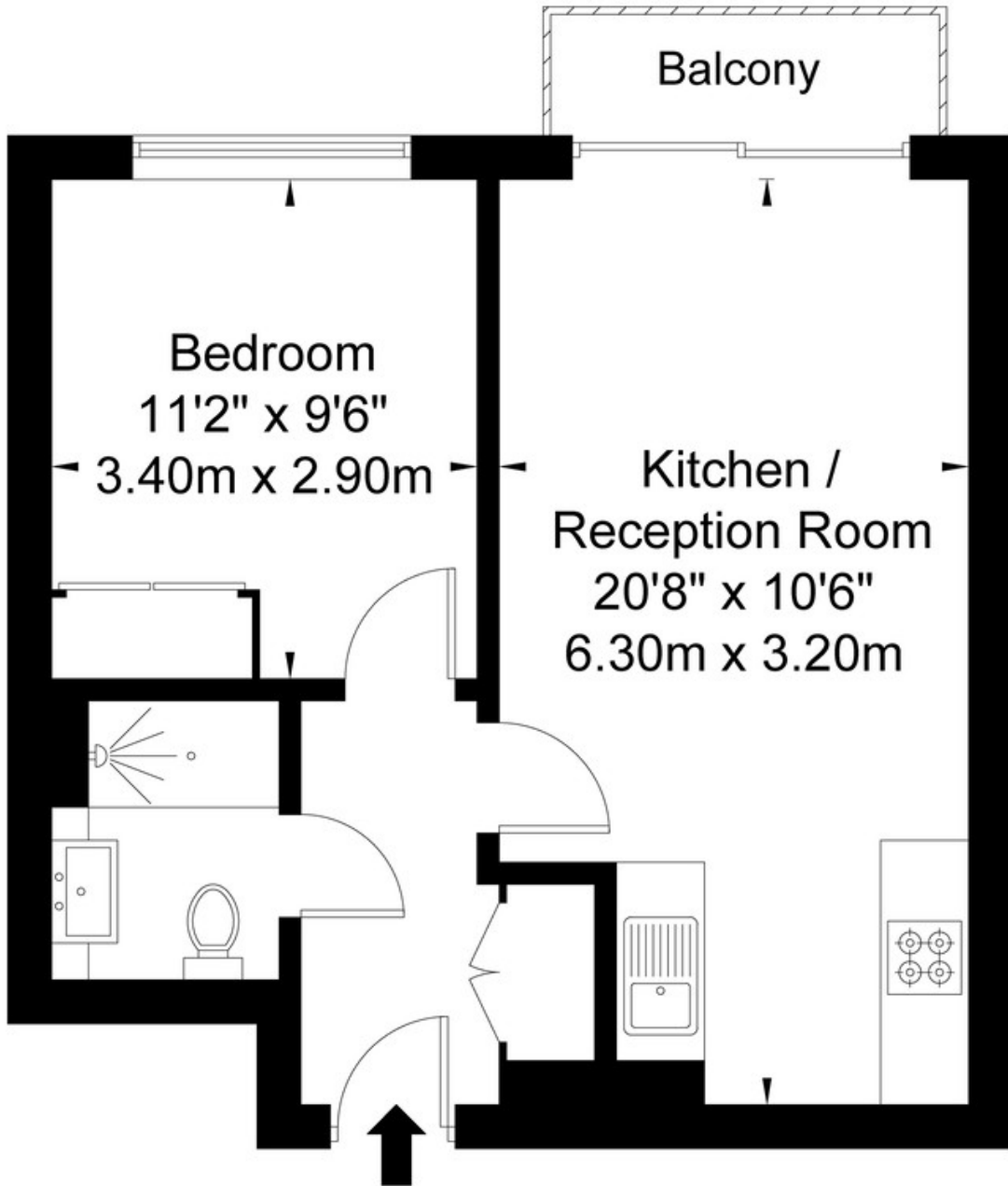


- One bed first time buyer apartment
- Private balcony
- Open plan kitchen, living room
- Potential to refurbish
- Communal roof terrace with panoramic views
- Walking distance to Portobello Road and Hyde Park
- Walking distance to Westbourne Park Station

Situated just over the road from the Grand Union Canal, between Notting Hill and Maida Vale, Hornead Road is a quiet, residential horseshoe street which is only a short walk from Westbourne Park Tube Station. With Portobello Road, Abbey Road and Bayswater all nearby, with some only being a short stroll over the canal away, there is an abundance of excellent local, shops, cafes, restaurant and world famous attractions to explore and enjoy. This is all further complimented by the surrounding green spaces such as the canal park, Paddington Recreational Grounds and the iconic Hyde Park.

Fermoy Road, W9 3NJ

Approx. Gross Internal Area = 37.9 sq m / 407 sq ft



Third Floor

Ref

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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: 115

Gross Internal Area: 407 sqft

Service Charge: £2,200 p/a

Ground Rent: £353 p/a

Local Authority: Westminster City Council

Council Tax Band: D

EPC Rating: C

Purchasing Restrictions:

Potential buyers must be a first time buyer, have lived and / or worked within the Westminster Council Borough for at least the last year and have a maximum annual income of £90,000.

In accordance with the 1993 Misdescriptions Act: The agent has not tested any apparatus, equipment, fixtures, fittings or services and so 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.