



Bradiston Road, London

First Floor Apartment

Asking Price Of: £475,000

This first floor, split level period conversion apartment is being offered to the market chain free. Currently arranged with a separate living room at the front of the property, making use of the large bay window, and the private kitchen at the rear, the flat offers a variety of potential layouts which includes the ability to convert the rear kitchen into a second bedroom. The classical features of the apartment, such as the high ceilings and sash windows, highlight the space on offer which along with the share of freehold, make this an ideal opportunity to create a dream home. Early viewings are strongly recommended.

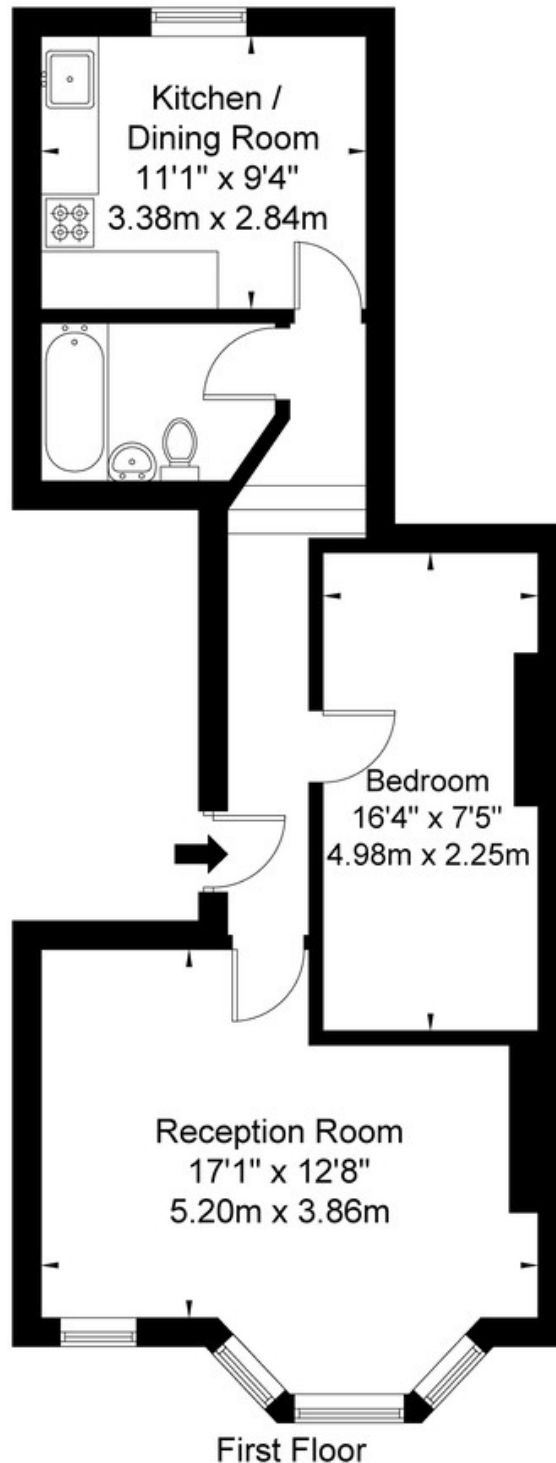


- First floor period conversion
- Potential to renovate
- Separate kitchen and living room
- Share of freehold
- Walking distance to Maida Vale and Notting Hill
- Walking distance to Portobello Road and Abbey Road

Located between Queens Park and Maida Vale, the flat is an easy walk from Queens Park, Westbourne Park and Warwick Avenue Tube Stations giving access to all of London through the strong transport links on offer. Portobello Road, Little Venice and Abbey Road are all nearby offering a world famous selection of shops, restaurants and attractions to explore at all year round. Thanks to having the Grand Union Canal and Paddington Recreational Ground within a short stroll, there is an abundance of green space to enjoy on the doorstep. This is further enhanced by being within close proximity of both Hyde Park and Regents Park.

Bradiston Road W9 3HN

Approx Gross Internal Area = 52 sq m / 559 sq ft



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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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

Lease Remaining: 87

Gross Internal Area: 559 sqft

Local Authority: Westminster City Council

Council Tax Band: D

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.

