

Ashmore Road, London W9



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A stunning split-level, two-bedroom, two-bathroom flat that has been beautifully renovated to an exceptionally high standard, boasting an abundance of natural light and generous living space.

With 678 sq ft of internal accommodation, the flat offers a bright and airy open-plan layout. The newly fitted kitchen features a central island and integrated appliances, seamlessly flowing into the spacious living area adorned with elegant sash windows.



Guide price: £600,000

Tenure: Leasehold: approximately 120 years remaining

Service charge: £1568 per annum, please note we have been unable to confirm the service charge and ground rent review periods. You should ensure you make your own enquiries.

Ground rent: £300 per annum

Local authority: City of Westminster

Council tax band: D

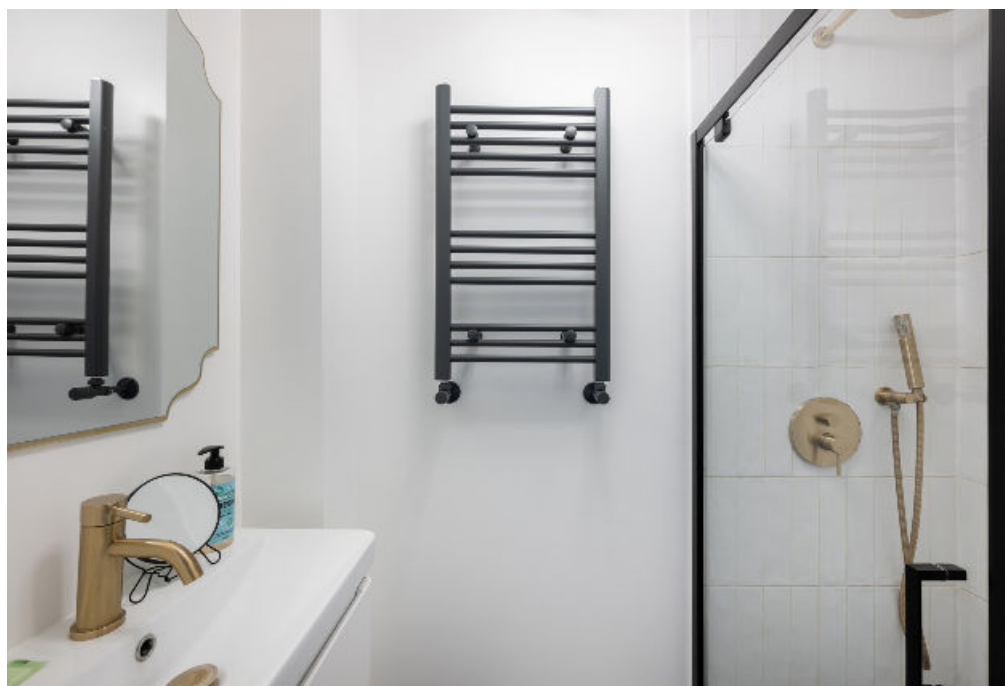






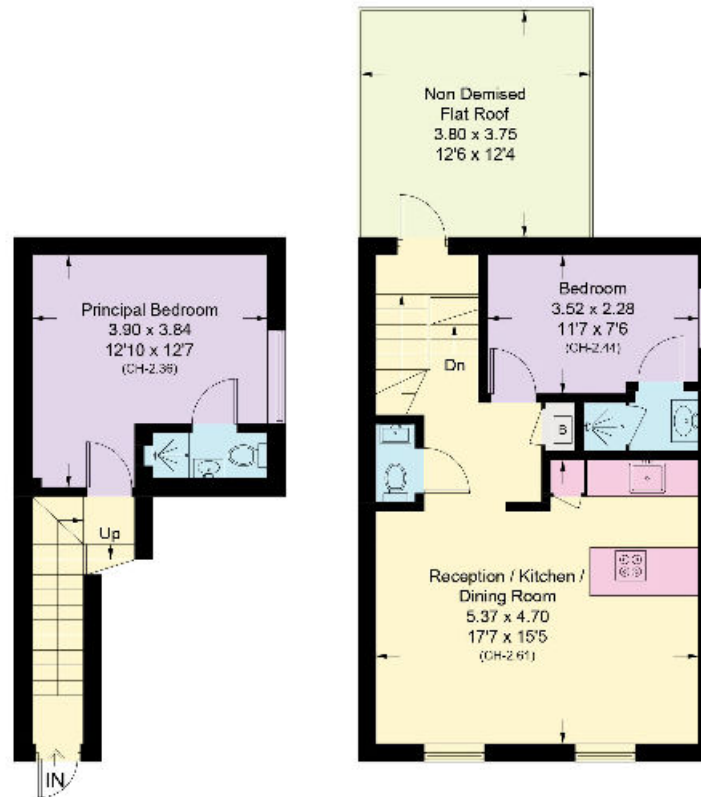
The principal suite is situated on the raised ground floor and benefits from fitted wardrobes and a luxurious en-suite bathroom. On the first floor, you'll find a second double bedroom, also with an en-suite showerroom, as well as a convenient separate guest cloakroom.

Ashmore Road is located close to the many desirable shops and cafes of Salusbury Road, with the green spaces of Queen's Park and Paddington Recreation Ground within easy reach. Transport links include Queens Park Underground and Overground stations and Westbourne Park Station (Hammersmith & City and Circle lines).



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Approximate Area = 63.0 sq m / 678 sq ft



**Raised Ground Floor /
Half Landing**

Approximate Area = 19.5 sq m / 210 sq ft

First Floor

Approximate Area = 43.5 sq m / 468 sq ft

Knight Frank

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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