



## ASHMORE ROAD

London W9







# ASHMORE ROAD LONDON W9

This immaculately restored two bedroom garden flat that offers stylish internal accommodation, finished to an exceptional standard with high-end fixtures and fittings.



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2.5



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EPC

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Local Authority: City of Westminster

Council Tax band: D

Tenure: Leasehold with approximately 120 years remaining

Ground rent: £350 per annum\*

Service charge: £1,400 per annum\*

**Guide Price: £850,000**



## MOMENTS FROM QUEEN'S PARK STATION.

Refurbished to maximise natural light, the property features a spacious open-plan reception and kitchen area, serving as its focal point. The rear extension enhances this space, incorporating a luxury kitchen with shaker-style cabinets, integrated appliances, and a central island, seamlessly flowing into a cozy living area. Crittall doors open onto a private west-facing garden, which includes a fully functional outbuilding with electricity.

The principal suite is positioned at the front of the property and boasts a large bay window with sash frames and an en-suite bathroom. The second bedroom also benefits from an en-suite and has direct access onto a private patio.

\*Please note that we have been unable to confirm the amount or date of the next review for the service charge or ground rent. You should ensure that you or your advisors make your own enquiries.



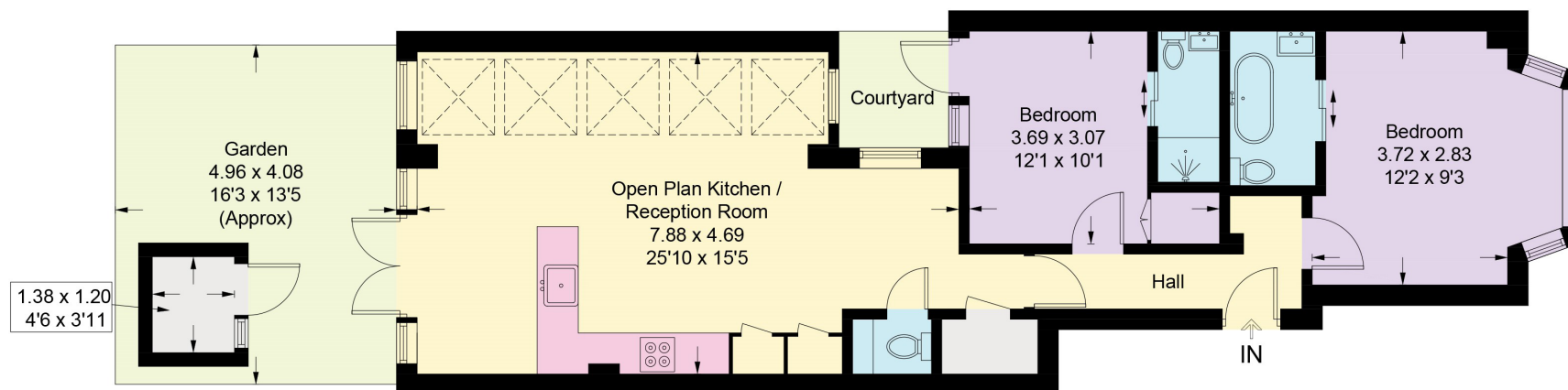












Approximate Gross Internal Area = 72.7 sq m / 782 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)





We would be delighted  
to tell you more.

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