



BRAVINGTON ROAD

London W9



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A charming three bedroom top floor apartment flooded with natural light over the second and third floors of an attractive period building, offering almost 1,050 sq ft of living space.



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EPC

D

Local Authority: City of Westminster

Council Tax band: C

Tenure: Leasehold, approximately 114 years remaining

Service charge: *

Ground rent: *

Guide Price: £775,000



The second floor features a bright open plan kitchen and reception room with built in appliances and feature fireplace with built in cabinetry. There is also two generous double bedrooms with access to a separate family bathroom and utility on this level. The loft has been converted and currently provides a principal suite with ensuite, built in cupboards and extra eaves storage.

There is also the possibility of extending further into the roof space, potentially incorporating a balcony or roof terrace (STPP).

*Please note we have been unable to confirm the service charge, ground rent and review periods. You should ensure you make your own enquiries.

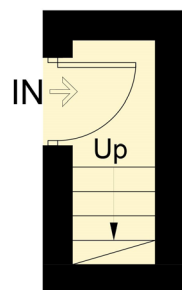




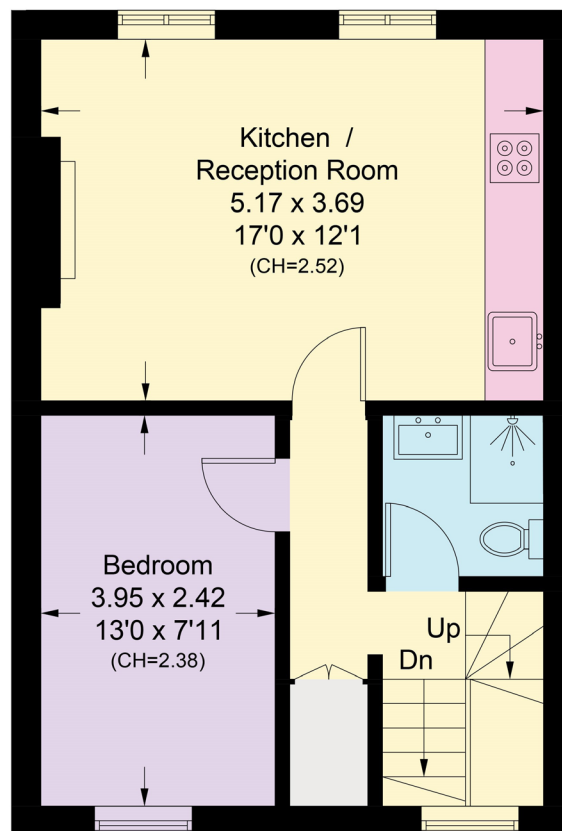




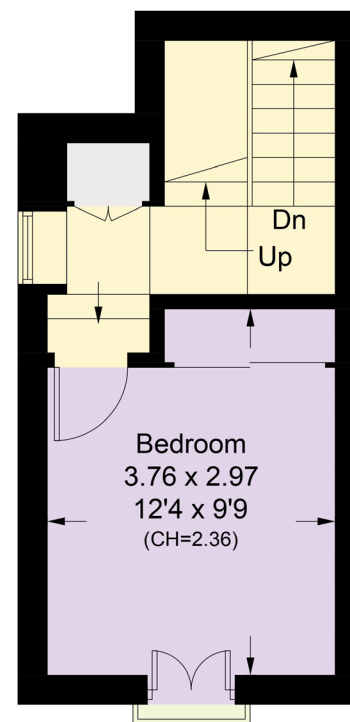
 = Reduce head height below 1.5m



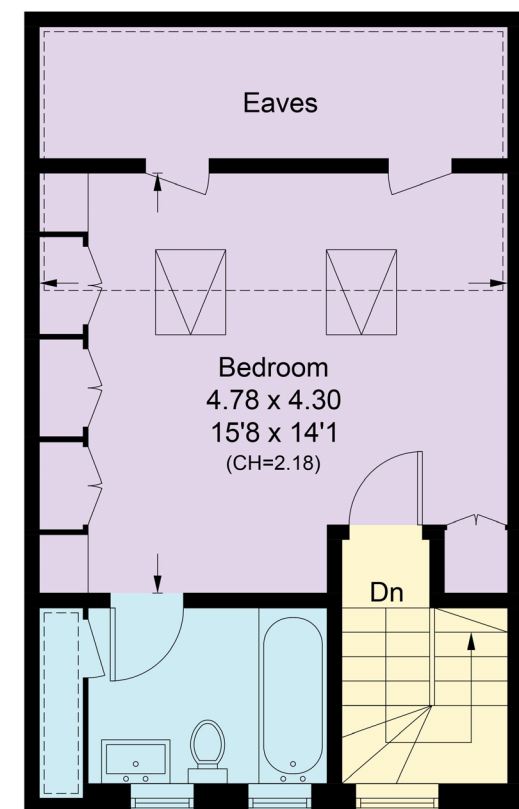
First Floor
Approximate Area
2.1 sq m / 23 sq ft



Second Floor
Approximate Area
40.4 sq m / 435 sq ft



Floor Half Landing
Approximate Area
17.7 sq m / 190 sq ft



Third Floor
Approximate Area = 37.3 sq m / 401 sq ft
Including Limited Use Area (14.5 sq m / 156 sq ft)

Approximate Gross Internal Area = 97.5 sq m / 1049 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)



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