



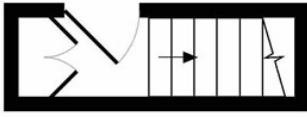
Ranelagh Road, NW10

A two-bedroom first floor maisonette located in a quiet cul-de-sac off Station Road with potential to add value by creating a loft conversion to provide a further bedroom and en-suite (Subject to planning consent)

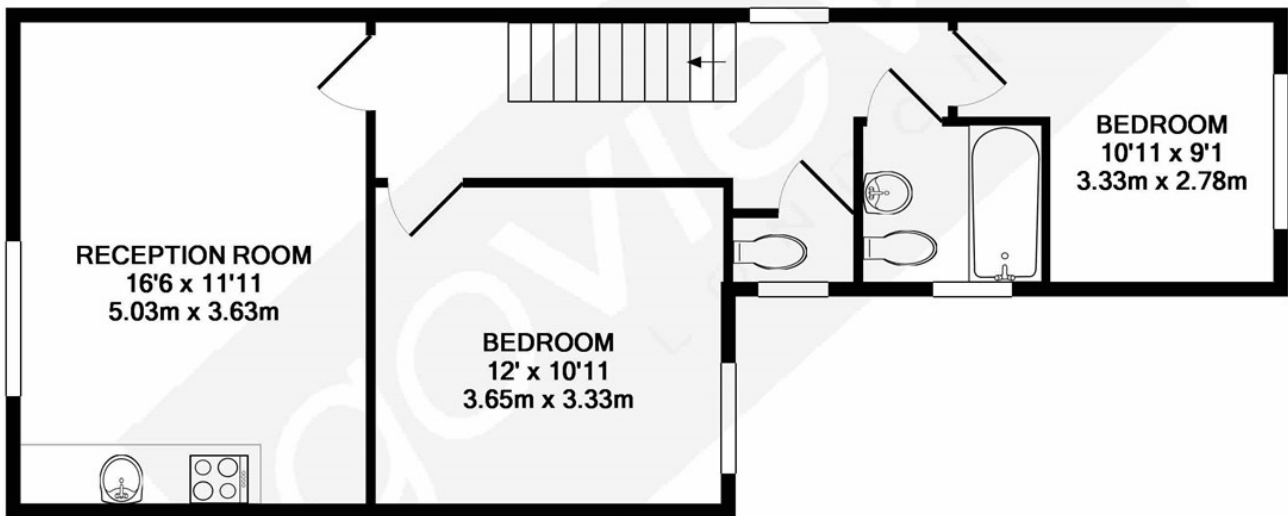
The property currently comprises of entrance hall, landing, two good-sized bedrooms and a family bathroom and is offered for sale with a 999-year lease and a share of the freehold with very low outgoings.

- First floor maisonette
- Two bedrooms
- Open plan kitchen reception room
- Potential to extend (subject to planning consent)
- Share of freehold
- Low outgoings
- Chain free
- Transport links nearby

£345,000



GROUND FLOOR
APPROX. FLOOR
AREA 30 SQ.FT.
(2.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 561 SQ.FT.
(52.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 591 SQ.FT. (54.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	