



Downfield Close London, W9

£595,000

Stylish Three-Bedroom Split-Level Apartment in Vibrant W9. Discover this attractive three-bedroom split-level apartment, superbly positioned in a well-maintained ex-local authority building on Downfield Close, W9. Boasting approximately 923 sq ft of versatile living space, this property is just moments from the tranquil Regent's Canal and the iconic Warwick Avenue tube station (Bakerloo Line), providing excellent connectivity to central London.

Property Features:

Ground Floor: A modern, well-equipped kitchen, a third bedroom, a good sized living room (currently utilised as a bedroom), a convenient utility area, and a separate shower room.

First Floor: Two well-proportioned bedrooms, a modern family bathroom, and a separate WC for added practicality.

Outdoor Space: A private front terrace. The property benefits from dual access—enter directly via the terrace into the living room or via the communal first-floor hallway.

The building offers the convenience of a lift and there is no onward chain.

Borough: Westminster

Council Tax: Band D

Tenure: Leasehold

Lease: c.84 years remaining (ends July 2109) tbc

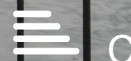
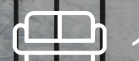
Service Charges: approx. £3938 per annum (tbc)

Ground Rent: £10 per annum

- Three Double Bedroom Apartment
- Split Level
- Modern Living
- Private Garden
- Close to Amenities
- No Chain

Viewing

Please contact our Intra Capital Estates Office on 0207 183 6676 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

Area Map

Downfield Close, W9
Approx. Gross Internal Area 923 Sq Ft - 85.75 Sq M

First Floor
Floor Area 407 Sq Ft - 37.81 Sq M

Ground Floor
Floor Area 516 Sq Ft - 47.94 Sq M

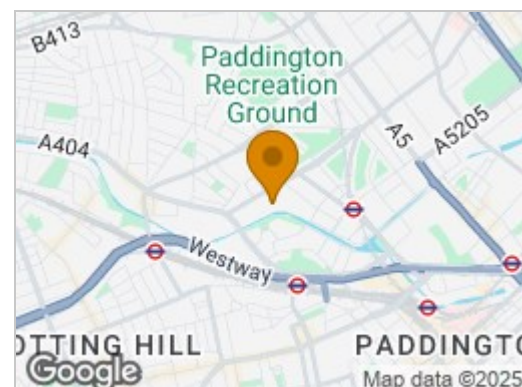
INTRA CAPITAL ESTATES

INTRA CAPITAL ESTATES

RICS Certified Property Measurer


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

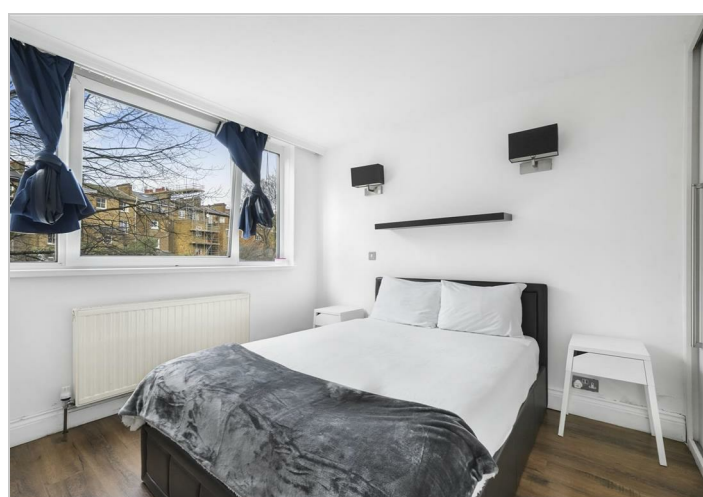
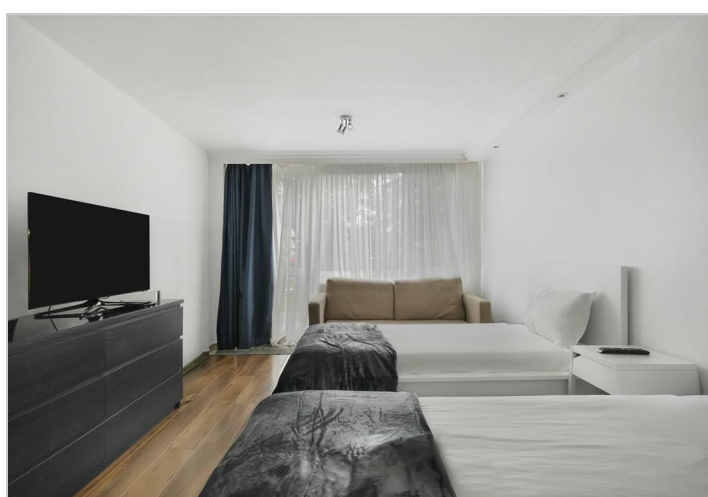
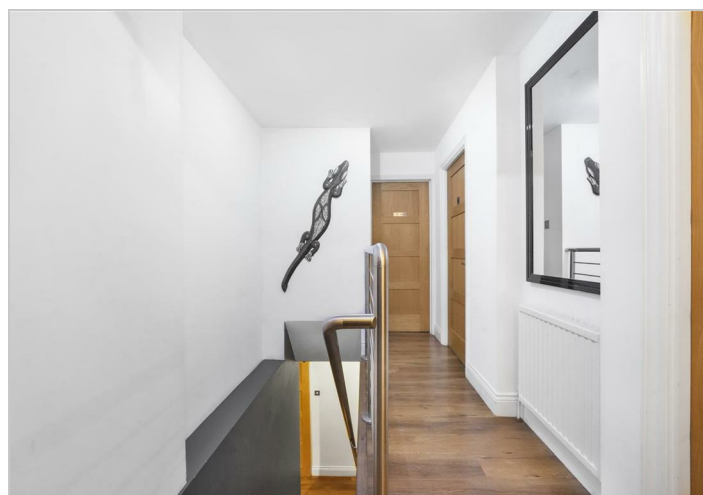
Date: 27/1/2025



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

INTRA-CAPITAL ESTATES

Paddington Works, 8 Hermitage Street, London, W2 1BE

Tel: 0207 183 6676 Email: info@intra-capital.co.uk

www.intra-capital.co.uk

Intra-Capital Estates is a trading name of Intra Capital Estates Limited, a private limited company registered in England and Wales.
Registered number: 11840427. VAT registration number: 31763281. Registered office Paddington Works, 8 Hermitage Street, London, W2 1BE.

MODERN APPROACH
TRADITIONAL VALUES

