

CHARMILL

RESIDENTIAL



Fernhead Road, Queen's Park W9
£799,950

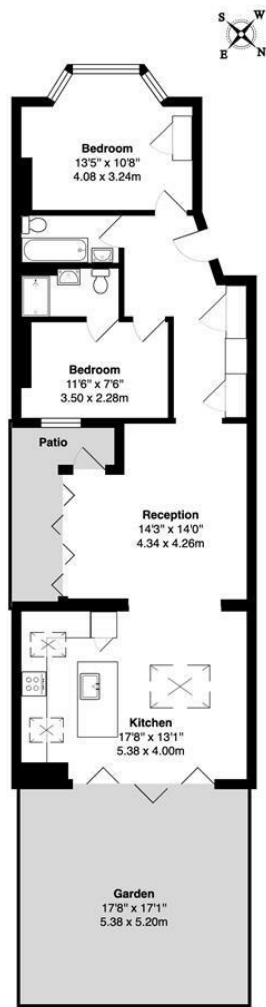


Situated on the ground floor of an attractive Victorian conversion is this superb two bedroom garden apartment. This charming property comprises a large open plan kitchen/reception room perfect for entertaining with bi-folding doors which open to a private garden and a large skylight which flood the room with natural light. The apartment further benefits from two double bedrooms with fitted wardrobes, an en-suite shower room off the second bedroom, a family bathroom, ample storage space throughout and a side patio.

Located on Fernhead Road, the property is just a short stroll away from all the shops, cafes, gastro pubs and restaurants of Queen's Park as well as the 30 acre open space of its sought-after park and Paddington Recreation Ground. Queen's Park station (Bakerloo and London Overground lines) is just 0.3 miles away.



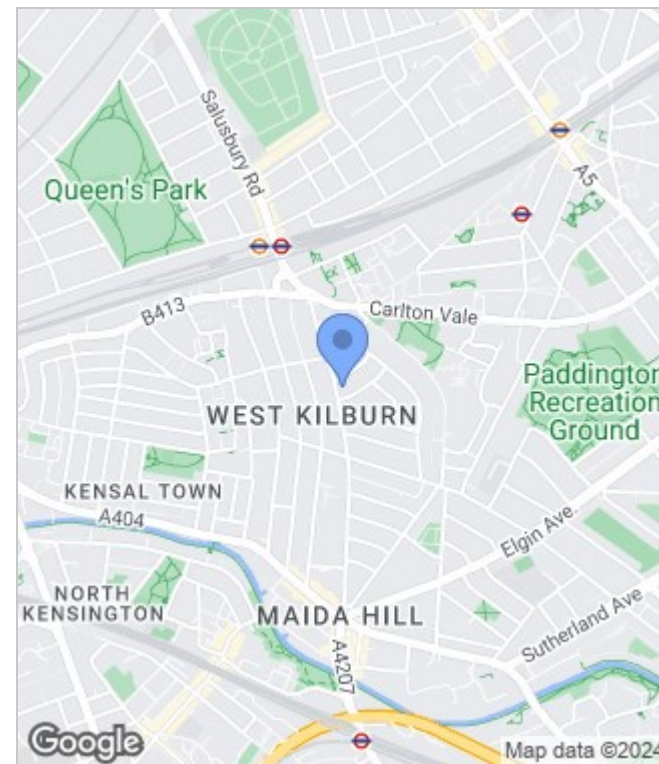
Floor Plan



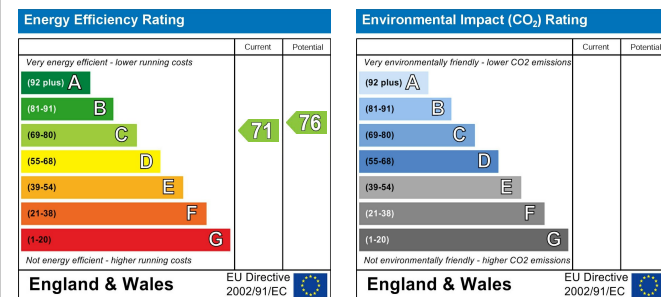
Fernhead Road , W9

Total Gross Area Approx : 842 ft² ... 78.2 m² (excluding garden)
 All measurements are approximate and for identification guideline purposes only, not to scale.
 Compliant with the RICS code of measuring practice

Area Map



Energy Performance Graph



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.



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