







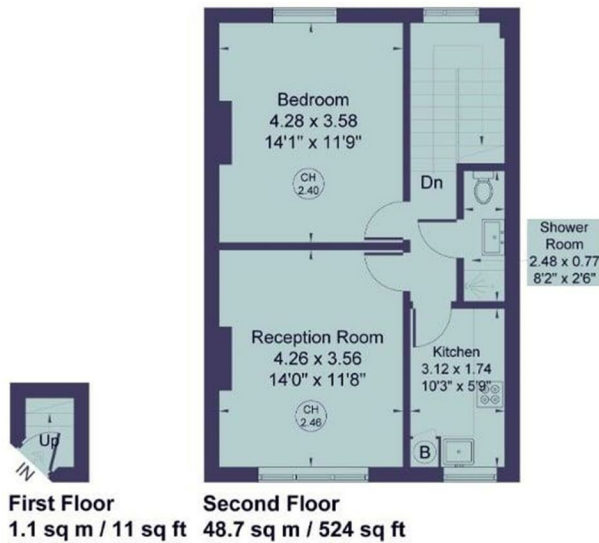
 1 Bedrooms |  1 Receptions |  1 Bathrooms |  EPC Current C

Helliwell & Co. are delighted to present this charming top floor flat which offers a delightful living experience in one of the city's most sought-after locations. Spanning an impressive 535 square feet, the property features a well-appointed reception room that provides a warm and inviting space for relaxation or entertaining guests, a separate modern kitchen, a spacious bedroom, perfect for a peaceful night's rest, and a contemporary shower room. The layout is thoughtfully designed to maximise space and light, creating a comfortable and functional home.

Living in this area means you are well-connected to the heart of London, with excellent transport links (Circle and Central tube lines) and a variety of local amenities at your doorstep, including the popular Westfield shopping centre. Whether you are looking to explore the bustling streets of the city or enjoy the tranquillity of nearby parks, this flat offers the perfect balance of urban living and comfort.

- Top Floor Flat
- Modern Kitchen & Bathroom
- Fantastic Location
- Holding Deposit (1 weeks rent): £461.00
- Council Tax Band C
- Large Double Bedroom
- Recently Refurbished Throughout
- Westfield Shopping Centre
- Security Deposit (5 weeks rent): £2,307.70
- Long Let (12-24 months+)

Percy Road
Approximate Gross Internal Area = 49.8 sq m / 535 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.
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