



Addison Grove, London W4 1ER

Welcome to **Addison Grove, London**

This wonderful first floor flat comes with period features including a bright reception room with feature fireplace, a semi open-plan kitchen two double bedrooms, the main one with a door to a private roof terrace and a further double with walk in wardrobe.

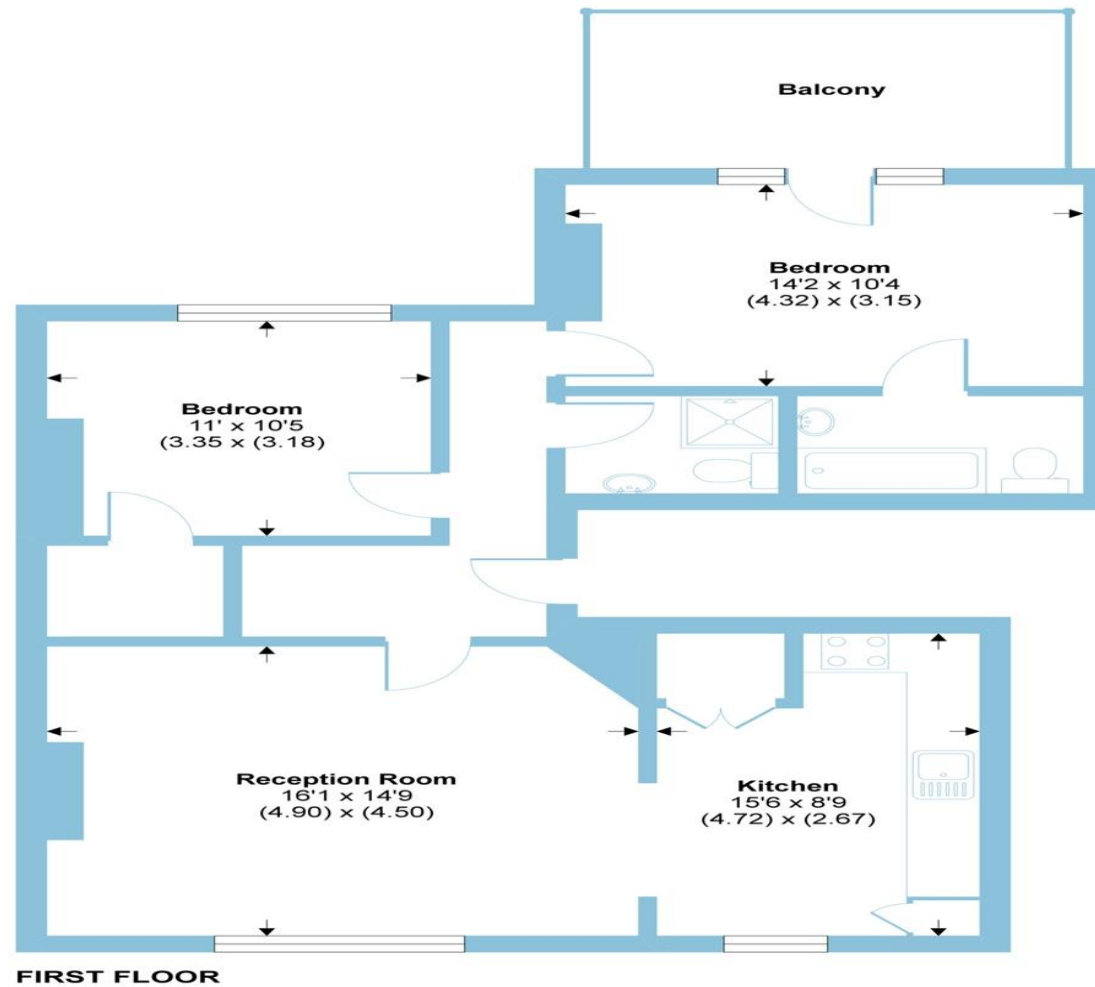
The property also comes with Share of Freehold and is a short walk from Turnham Green Station.



Addison Grove, London, W4

Approximate Area = 842 sq ft / 78.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020.
Produced for Barnard Marcus. REF: 638675



Welcome to

Addison Grove, London

- Two Double Bedroom Conversion
- Share of Freehold
- Premier Road in Bedford Park
- Private Roof Terrace
- Two Bathrooms

Tenure: Leasehold EPC Rating: E

£950,000



Please note the marker reflects the postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
BEP104842 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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020 8994 5432



bedfordpark@barnardmarcus.co.uk



45 Turnham Green Terrace, Bedford Park,
LONDON, W4 1RG



barnardmarcus.co.uk