



# Hormead Road

Maida Vale, W9

Asking Price £600,000

A charming two bedroom apartment with its own private garden positioned on this quiet residential street set within a converted Victorian building.

Finished to a high specification throughout, with abundant natural light and spanning approximately 630 square feet the accommodation comprises a bright reception room, a separate fully fitted kitchen, two double bedrooms with abundant storage, family bathroom and a charming patio garden to the rear which overlooks the Regent's Canal. Planning permission has been granted to extend the kitchen and can be accessed via Westminster Councils website.

Hormead Road is positioned between Maida Vale and on the outskirts of the bustling and cultural Notting Hill. The property is moments away from the Regents Canal and within 0.7 miles from Portobello market. The local area has excellent transport links from Westbourne Park Station (Hammersmith and City), Paddington station and great bus links into Central London.



# Hormead Road

## Maida Vale, W9

- A charming ground floor 2 bedroom apartment with private garden.
- Benefitting from a share in the freehold.
- The apartment spans approx. 630 square feet.
- Positioned on a quiet residential street.





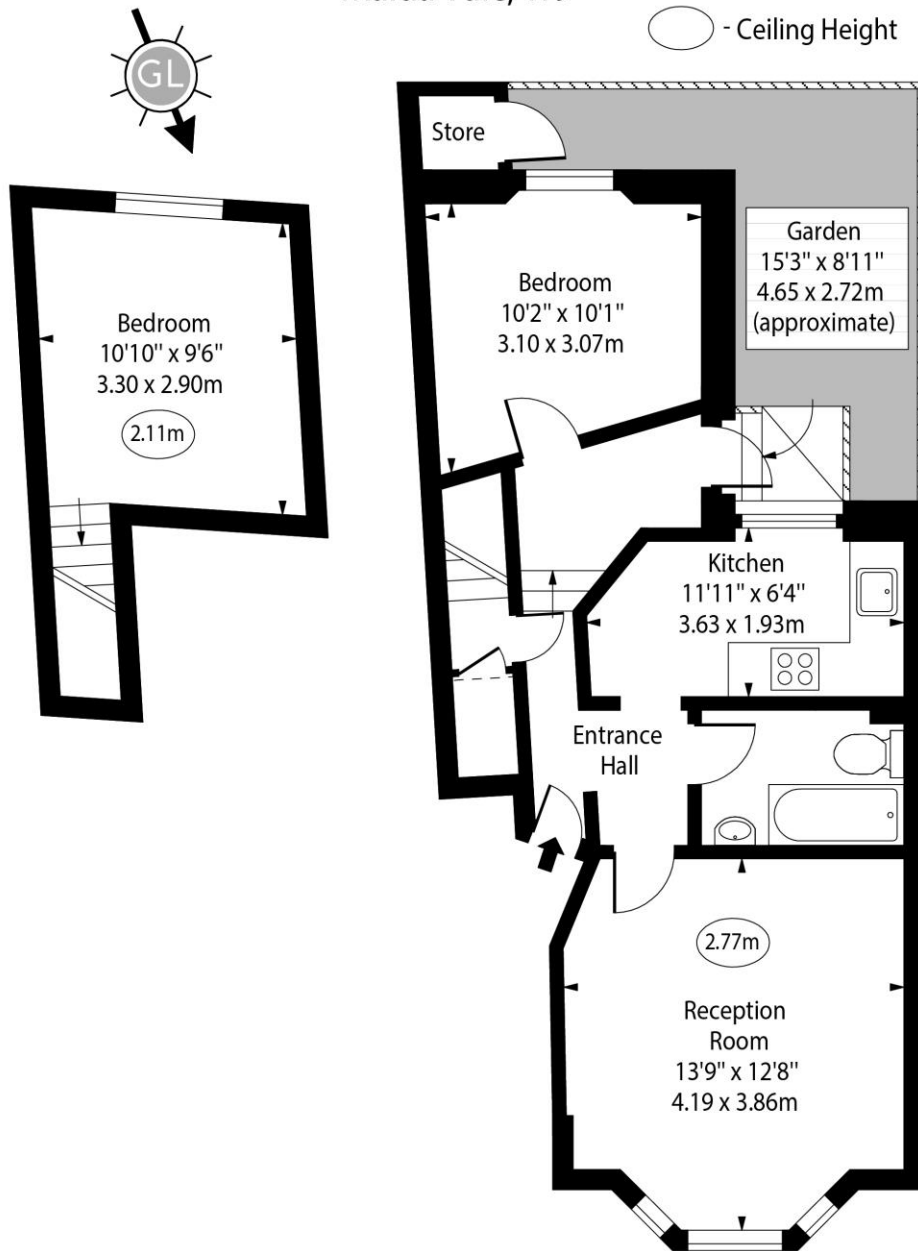
**Tenure:** Share of Freehold 92 years  
**Service Charge:** £1,103.10 pa  
**Ground Rent:** Peppercorn  
**Local Authority:** City of Westminster  
**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	58	72
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Hormead Road,  
Maida Vale, W9



Lower Ground Floor

Ground Floor

Approx Gross Internal Area

622 Sq Ft - 57.78 Sq M

Approx. Floor Area Including Restricted Heights

630 Sq Ft - 58.53 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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