



Great Western Road, Maida Vale Flat

Asking Price Of: £330,000

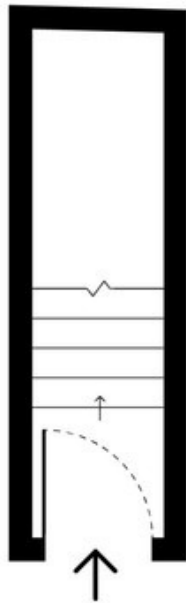
This top floor share of freehold period conversion apartment is being offered to the market chain free. Set within a well-maintained Edwardian building, this flat offers a versatile, bright open plan kitchen living room with a variety of clever storage solutions through out as well as easy access to local transport links.

Early viewings are strongly recommended.

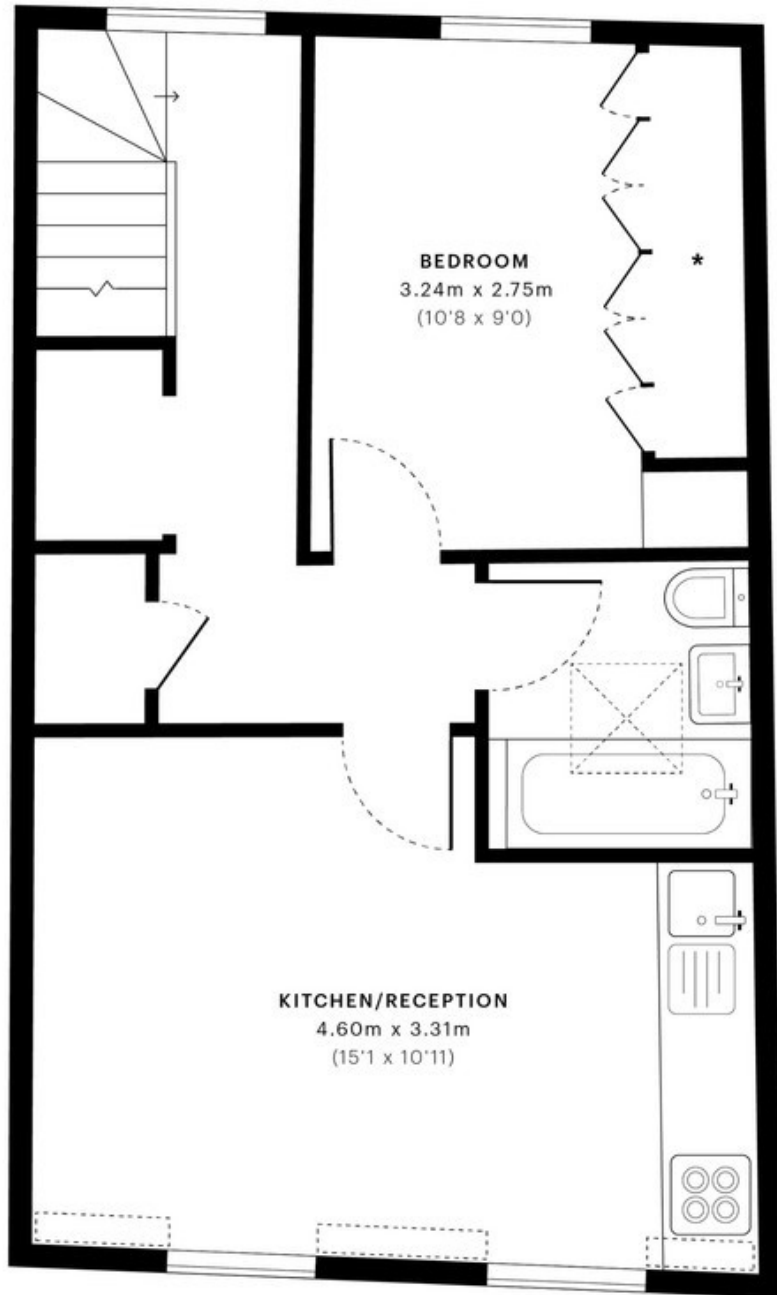


- Top floor apartment
- One bedroom
- Open plan living room / kitchen
- Share of freehold
- Clever storage solutions
- A short walk to Portobello Road
- A short walk to the Canal
- 5 minute walk from Westbourne Park

Located just over the canal is Westbourne Park Station (served by the Circle and the Hammersmith and City lines) and round the corner on Harrow Road are wide selection of bus routes, all of which means that the flat is ideally placed for easy access to all of London. With Portobello Road, Maida Vale and Notting Hill all a short walk away as well, there are a fantastic selection of local shops, cafes and restaurants nearby.



— Second Floor



— Third Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property
36.39 sqm / 391.70 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
32.08 sqm / 345.31 sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft



RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.56 sqm / 6.03 sqft

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Tenure: Share of Freehold

Gross Internal Area: 392 sqft

Service Charge: N/A

Ground Rent: N/A

Local Authority: Westminster City Council

Council Tax Band: C

EPC Rating: C

In accordance with the 1993 Misdescriptions Act: The agent has not tested any apparatus, equipment, fixtures, fittings or services and se cannot verify they are in working order. Neither has the Agent checked the legal documents to verify the Leasehold/Freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.