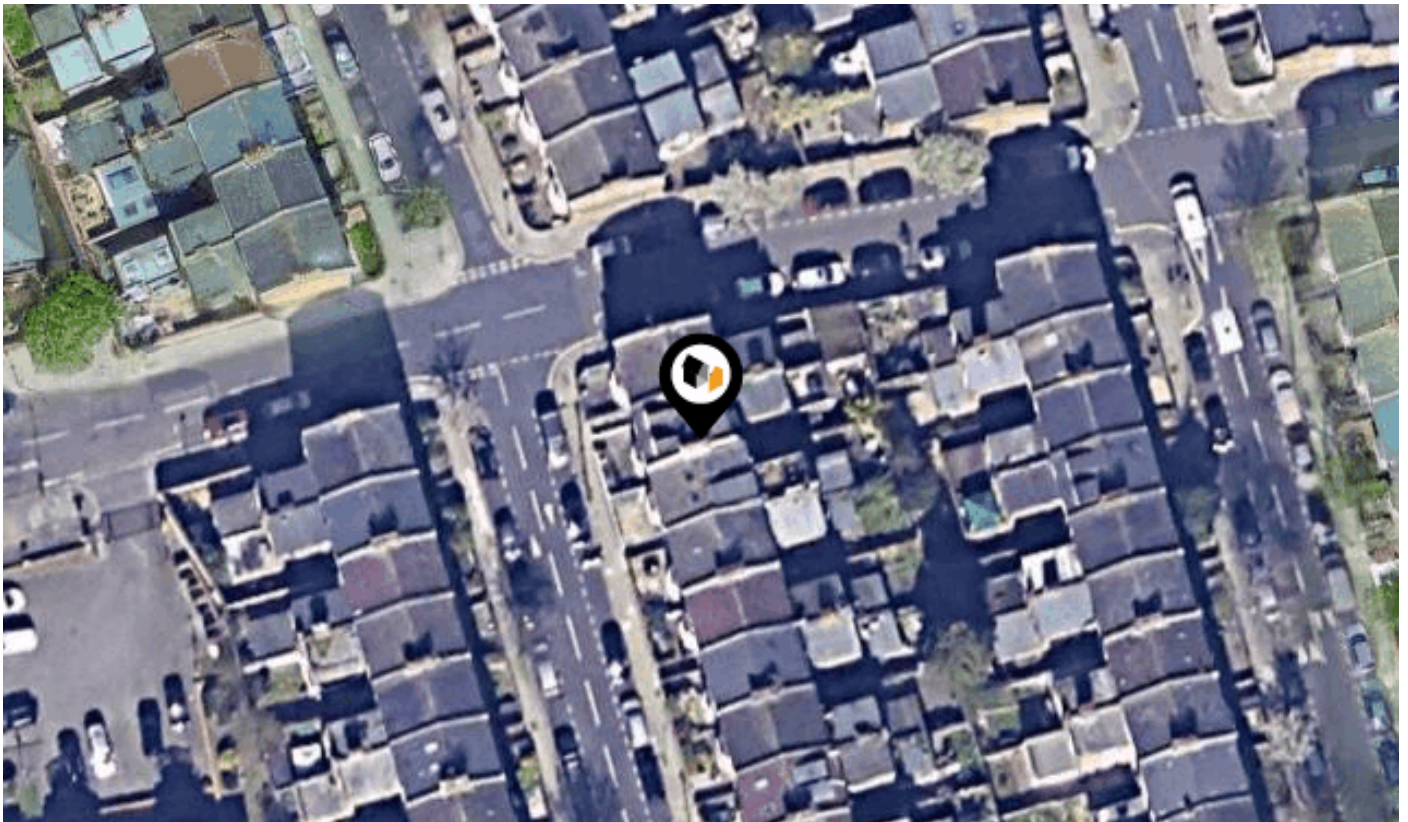


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 29th November 2024



161, BRAVINGTON ROAD, LONDON, W9

Century21

85 Rochester Row Westminster London SW1P 1LJ

020 7630 1099

roger.collings@century21uk.com

www.century21uk.com



Introduction

Our Comments

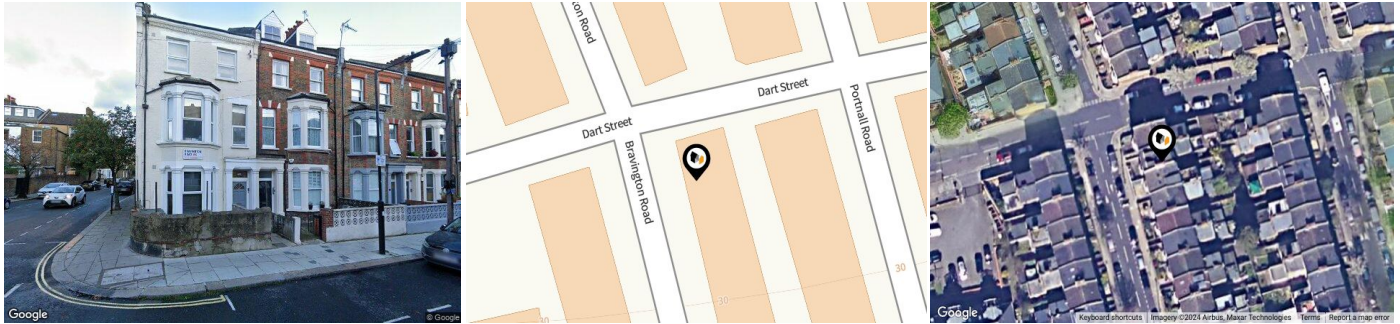


Welcome to Bravington Road, a charming apartment located in the heart of London. This delightful property offers a comfortable and convenient lifestyle, making it an ideal choice for those seeking a new home or investment opportunity. As you step inside, you will be greeted by a spacious and well-designed living space. The apartment features two bedrooms, providing ample space for a small family or professionals looking for a home office. The bathroom is modern and stylish, offering a relaxing retreat after a long day. The apartment boasts a generous building area of 623 square feet, providing plenty of room for comfortable living. The open-plan layout creates a seamless flow between the living, dining, and kitchen areas, perfect for entertaining guests or enjoying quality time with loved ones. Located in a sought-after area, this property is surrounded by an array of amenities and attractions. With its prime location in London, you will have easy access to a variety of shops, restaurants, and entertainment options. The property is also well-connected to public transportation, making it convenient for commuting or exploring the city. Offered at a price guide of £550,000, this property presents an excellent opportunity for both homeowners and investors. Don't miss your chance to own this fantastic apartment in a highly desirable location. The property is being sold either with vacant possession or as an investment.

The property is being sold subject to Section 21 of the Estate Agents Act 1979

Please NOTE some of the photographs were taken prior to occupation by tenants. The virtual tour is recent and taken in January 2024 as are some other photographs. Contact us today to arrange a viewing and experience the charm and convenience of Bravington Road. This property won't stay on the market for long, so act fast!

Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	602 ft ² / 56 m ²
Year Built :	1900-1929

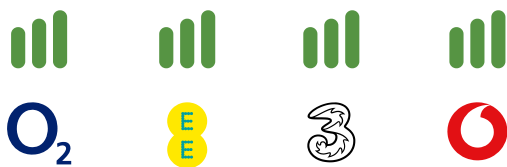
Local Area

Local Authority:	City of westminster
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



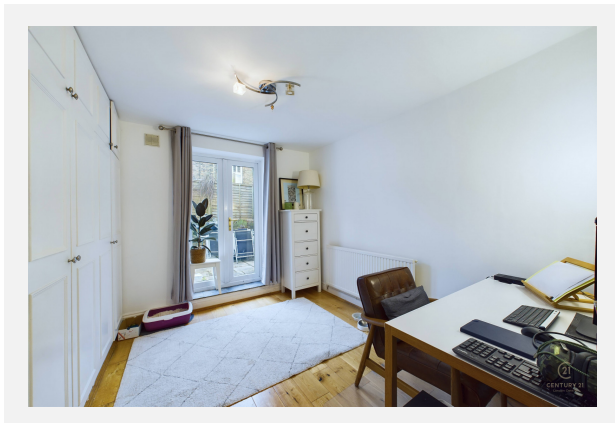
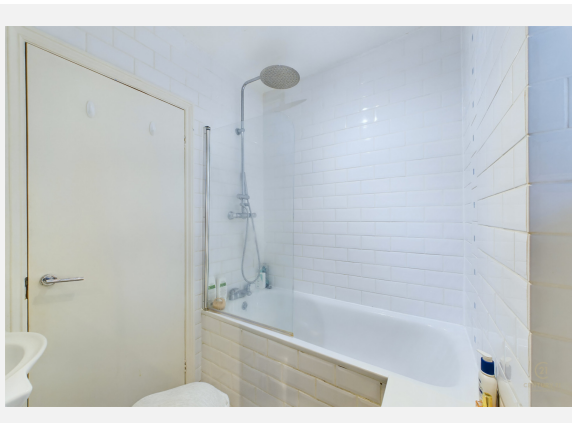
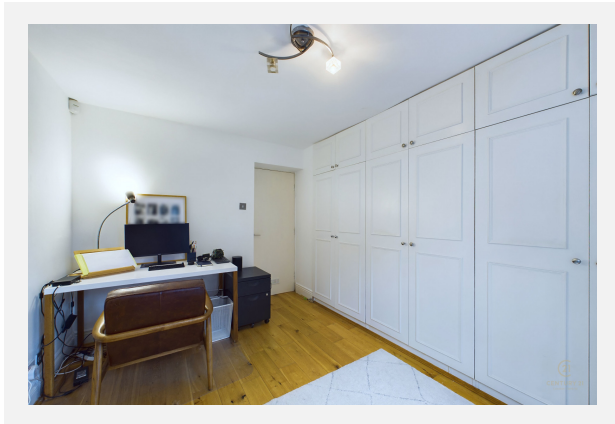
Satellite/Fibre TV Availability:



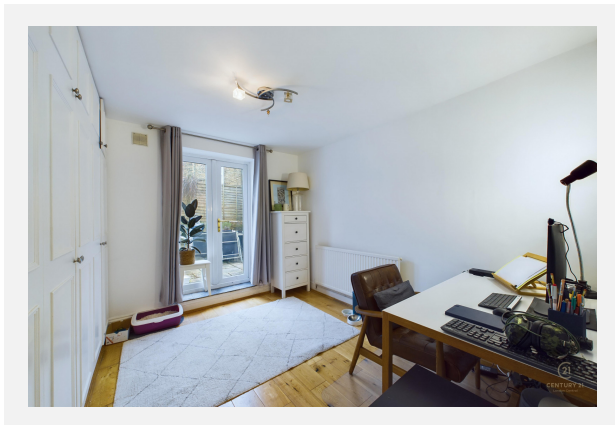
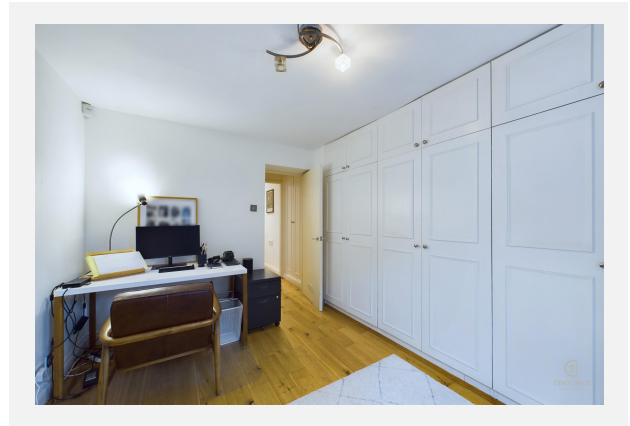
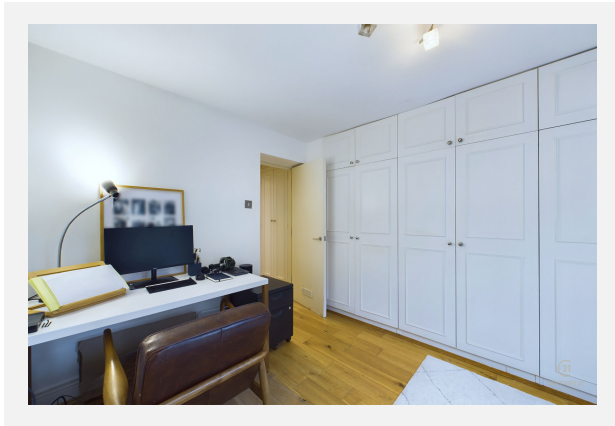
Gallery Photos



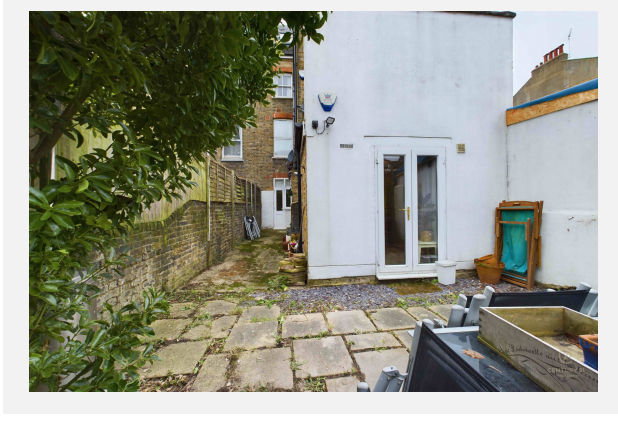
CENTURY 21
London Central



Gallery Photos



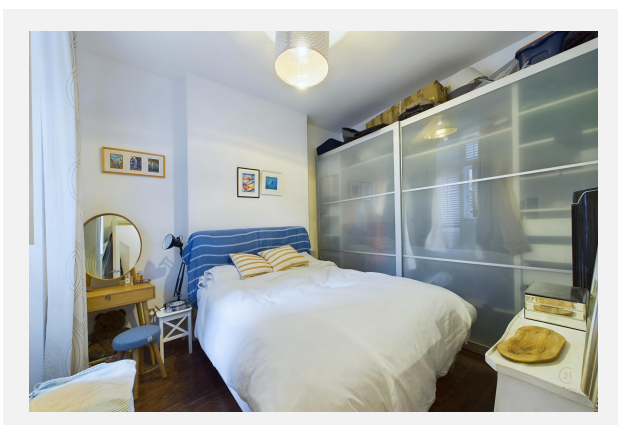
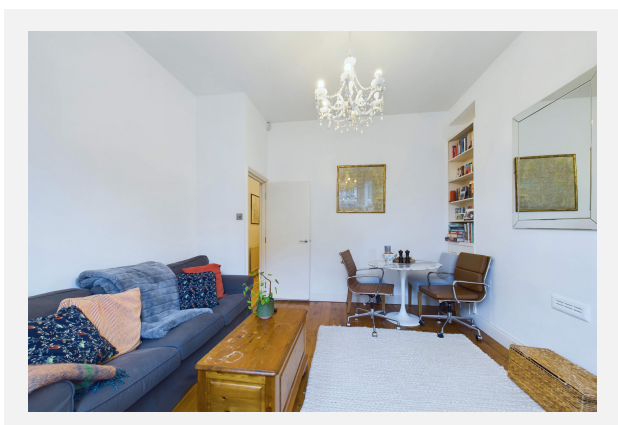
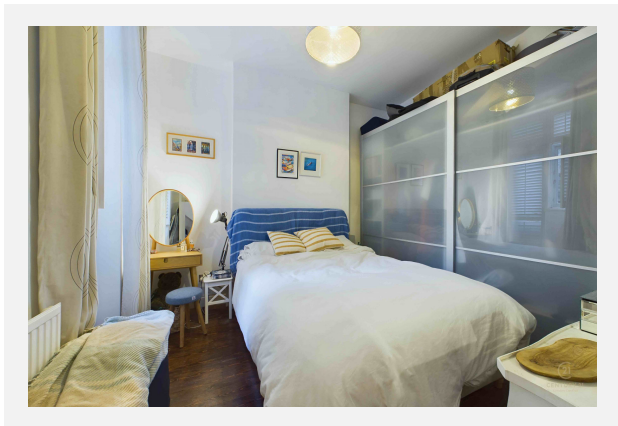
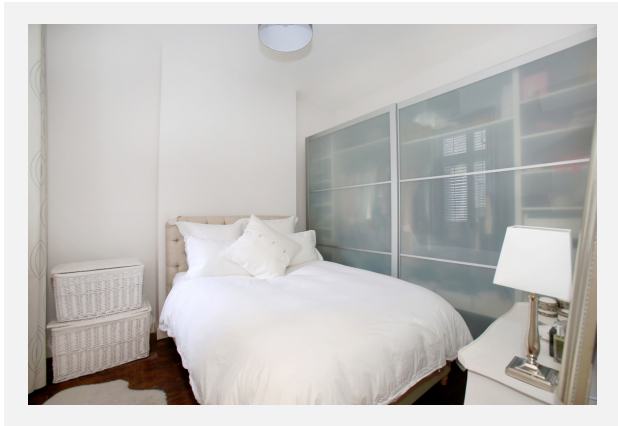
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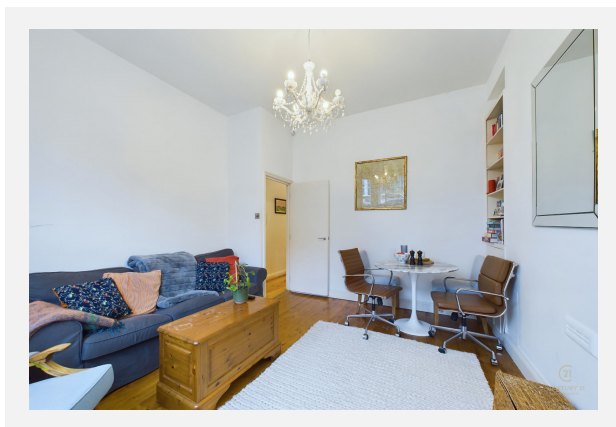
Gallery Photos



Gallery Photos



Gallery Photos

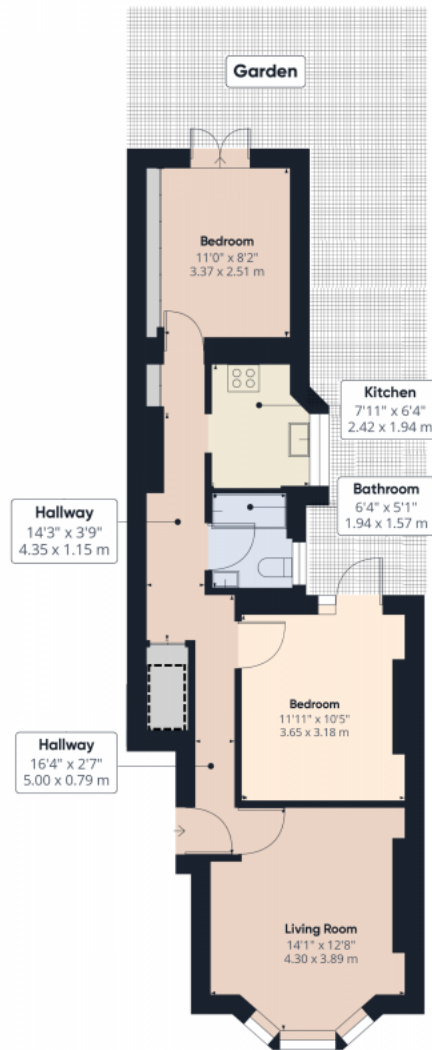


161, BRAVINGTON ROAD, LONDON, W9

CENTURY 21
London Central

Bravington Road, Maida Vale
LONDON, W9

APPROX. GROSS INTERNAL AREA
623 ft² / 57.87 m²



- Ground Floor -



APPROX. GROSS INTERNAL AREA
The footprint of the property
623 ft² / 57.87 m²



APPROX. NET INTERNAL AREA
Excludes walls and external features
593.51 ft² / 55.13 m²



APPROX. HEADROOM
AREA below 1.5m / 4.92ft
14.42 ft² / 1.34 m²



APPROX. EXTERNAL STRUCTURAL FEATURES
Balconies, Terraces, Etc
0.0 ft² / 0.0 m²



This floor plan is for illustration purposes only - Not To Scale
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright turokmedia.com

Property EPC - Certificate



LONDON, W9

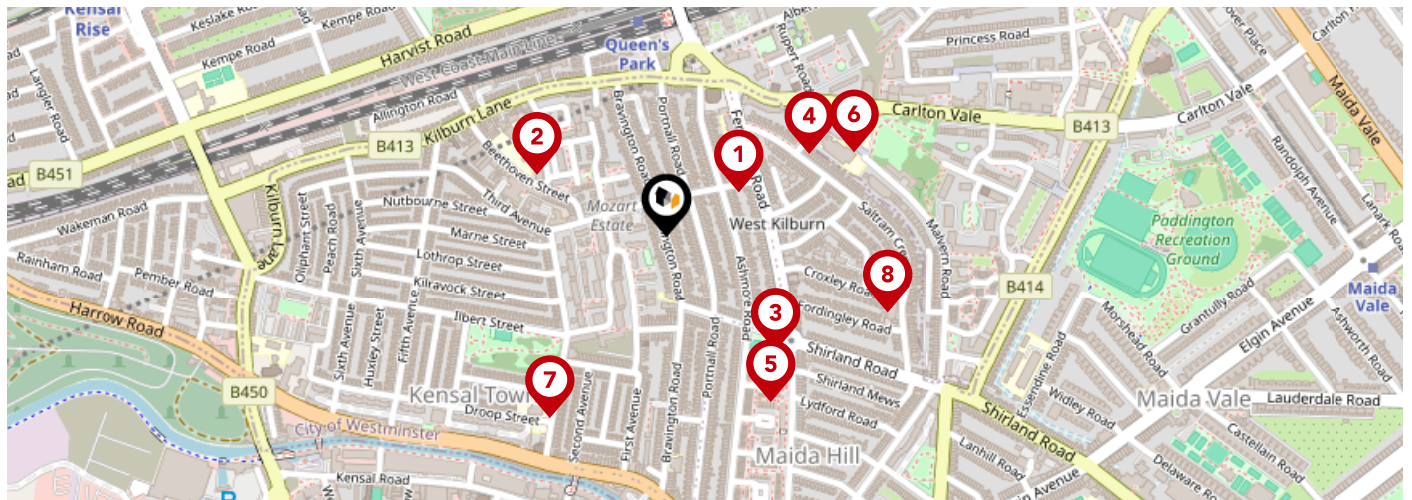
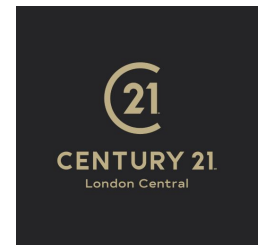
Energy rating

D

Valid until 22.06.2030

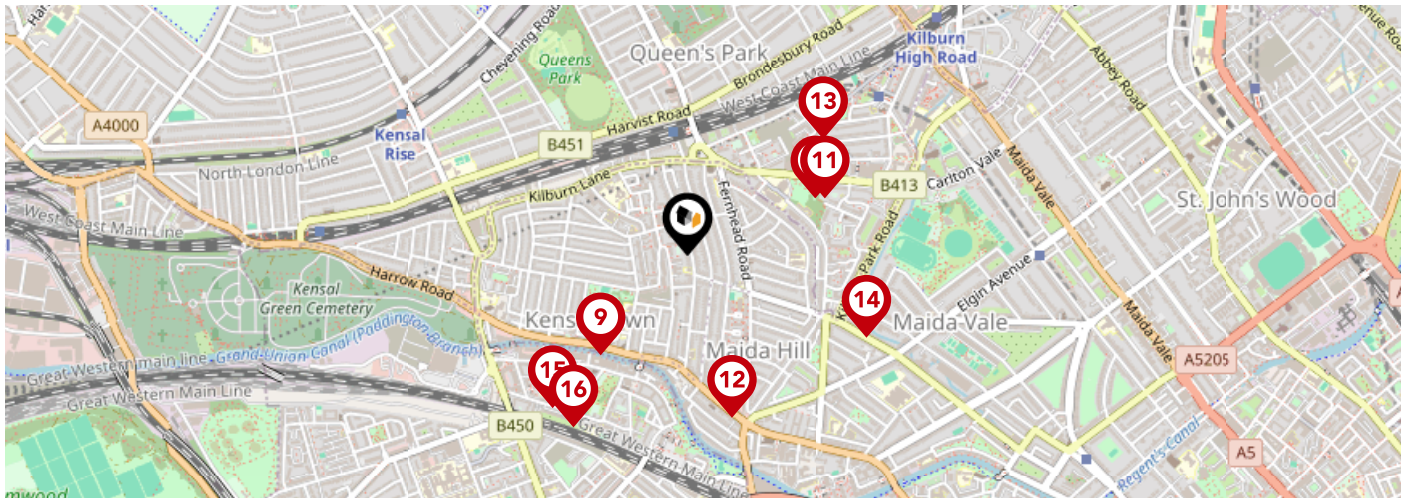
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Area Schools



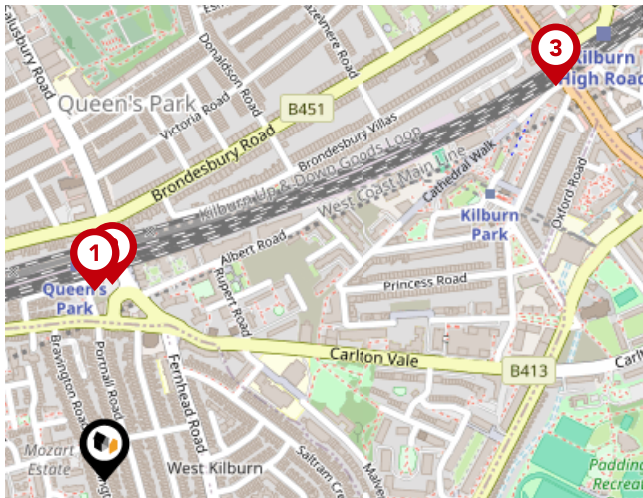
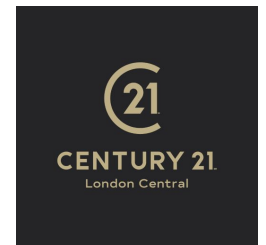
	Nursery	Primary	Secondary	College	Private
1 St Luke's CofE Primary School Ofsted Rating: Outstanding Pupils: 171 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Wilberforce Primary Ofsted Rating: Good Pupils: 107 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Dorothy Gardner Nursery School Ofsted Rating: Good Pupils: 74 Distance:0.18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Carlton Vale Infant School Ofsted Rating: Good Pupils: 56 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Mary Paterson Nursery School Ofsted Rating: Outstanding Pupils: 64 Distance:0.23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 The Kilburn Park School Foundation Ofsted Rating: Good Pupils: 66 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 The St Marylebone Church of England Bridge School Ofsted Rating: Good Pupils: 66 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Maida Vale School Ofsted Rating: Not Rated Pupils: 171 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



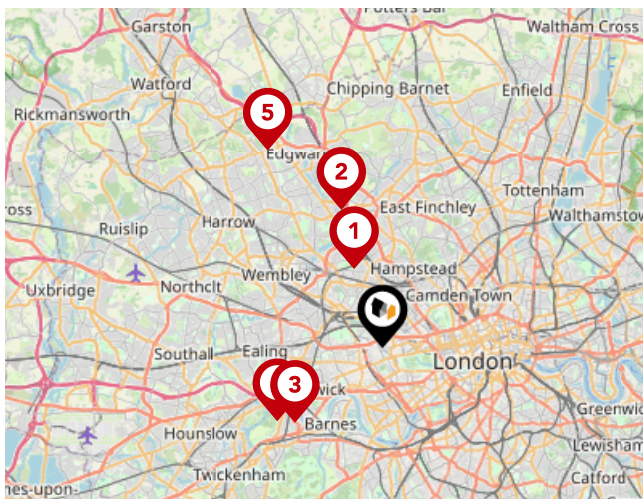
	Nursery	Primary	Secondary	College	Private
<p>9 Queen's Park Primary School Ofsted Rating: Good Pupils: 283 Distance:0.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Granville Plus Nursery School Ofsted Rating: Good Pupils: 60 Distance:0.32</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 The School of the Islamic Republic of Iran Ofsted Rating: Inadequate Pupils: 100 Distance:0.34</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Queen Elizabeth II Jubilee School Ofsted Rating: Good Pupils: 78 Distance:0.39</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Mary's RC Primary School Ofsted Rating: Good Pupils: 211 Distance:0.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Essendine Primary School Ofsted Rating: Good Pupils: 282 Distance:0.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Ark Brunel Primary Academy Ofsted Rating: Outstanding Pupils: 226 Distance:0.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Saint Mary's Catholic Primary School Ofsted Rating: Good Pupils: 191 Distance:0.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



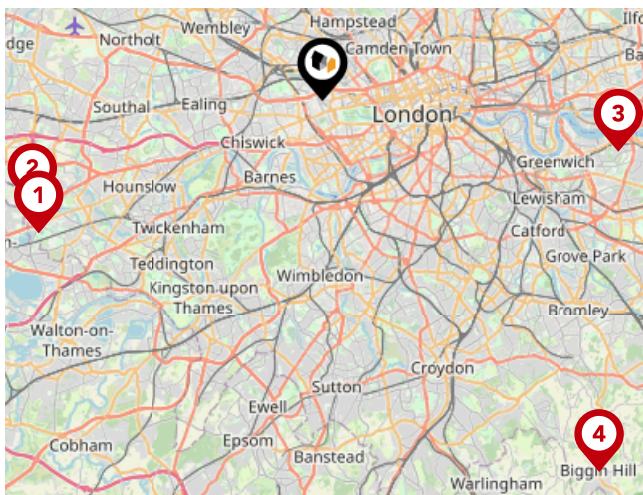
National Rail Stations

Pin	Name	Distance
1	Queens Park (London) Rail Station	0.22 miles
2	Queen's Park Rail Station	0.23 miles
3	Kilburn High Road Rail Station	0.69 miles



Trunk Roads/Motorways

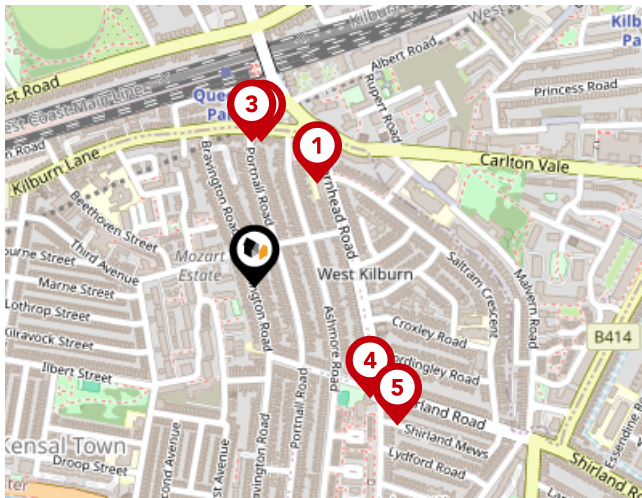
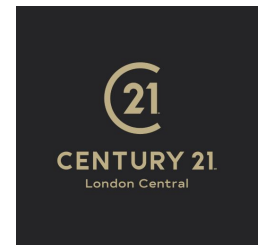
Pin	Name	Distance
1	M1 J1	3.12 miles
2	M1 J2	5.33 miles
3	M4 J1	4.28 miles
4	M4 J2	4.77 miles
5	M1 J4	8.4 miles



Airports/Helipads

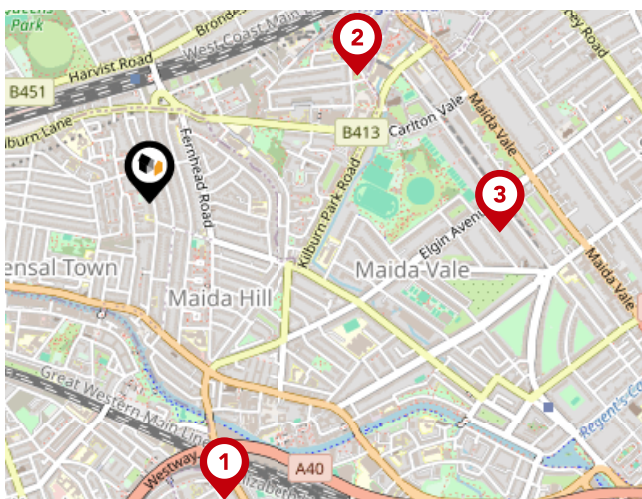
Pin	Name	Distance
1	Heathrow Airport Terminal 4	11.56 miles
2	Heathrow Airport	11.37 miles
3	Silvertown	11.13 miles
4	Leaves Green	17.12 miles

Area Transport (Local)



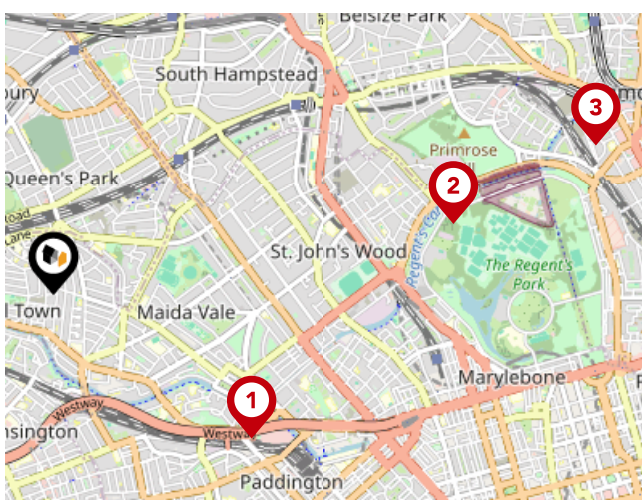
Bus Stops/Stations

Pin	Name	Distance
1	Carlton Vale West Kilburn	0.14 miles
2	Queen's Park Station (London)	0.17 miles
3	Claremont Road (W9)	0.17 miles
4	Fordingley Road	0.18 miles
5	Shirland Road Fernhead Road	0.23 miles



Local Connections

Pin	Name	Distance
1	Westbourne Park Underground Station	0.71 miles
2	Kilburn Park Underground Station	0.56 miles
3	Maida Vale Underground Station	0.81 miles



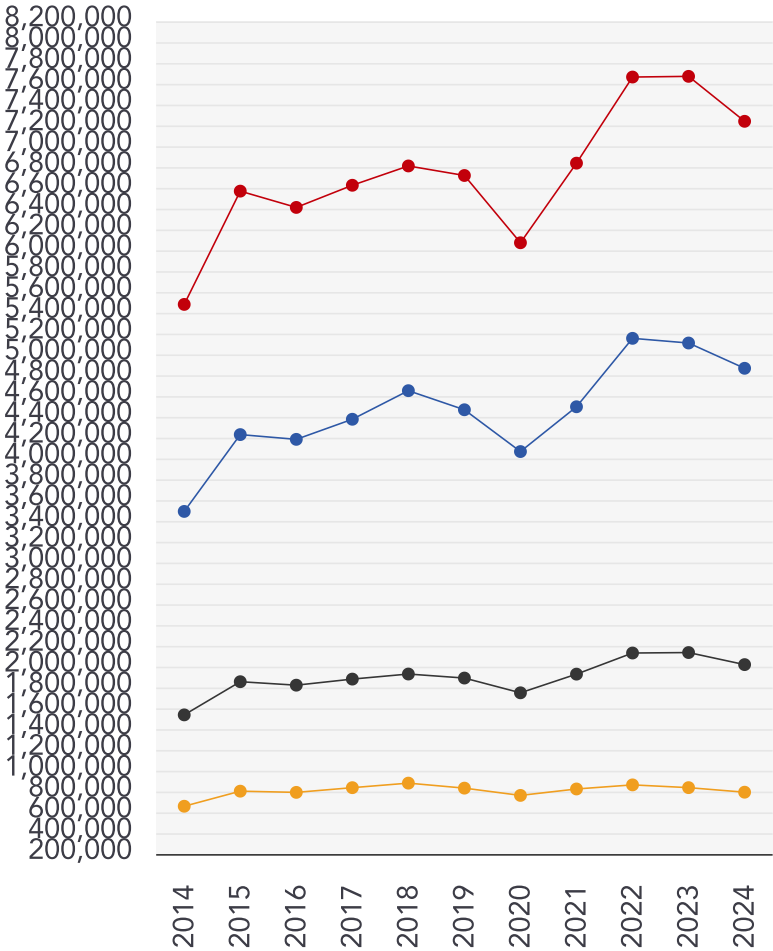
Ferry Terminals

Pin	Name	Distance
1	Little Venice Waterbus Stop	1.13 miles
2	London Zoo Waterbus Stop	1.87 miles
3	Camden Lock Waterbus	2.6 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in W9



Semi-Detached

+32.1%

Detached

+39.38%

Terraced

+31.42%

Flat

+20.46%



Century21

GIVING 121% - DEFYING MEDIOCRITY

The CENTURY 21® brand has the scale and the reputation to lead the real estate industry into the future. While others focus on simply facilitating a transaction, CENTURY 21® Agents believe in the value of delivering extraordinary experiences by defying mediocrity and always giving you 121%.



Testimonial 1



Friendly and professional staff. very helpful and supportive through out sale process. Will use them again and again. Highly recommended!

Testimonial 2



My experience has been nothing but exceptional. They provided an extremely professional and thorough service through the letting process. They are a helpful, approachable and very efficient agency and I would highly recommend their service.

Testimonial 3



Had a great experience! They followed up quickly providing a sufficient amount of insight and knowledge to help me purchase my apartment. Would definitely recommend them to anyone looking to buy or sell.



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