



# MILE



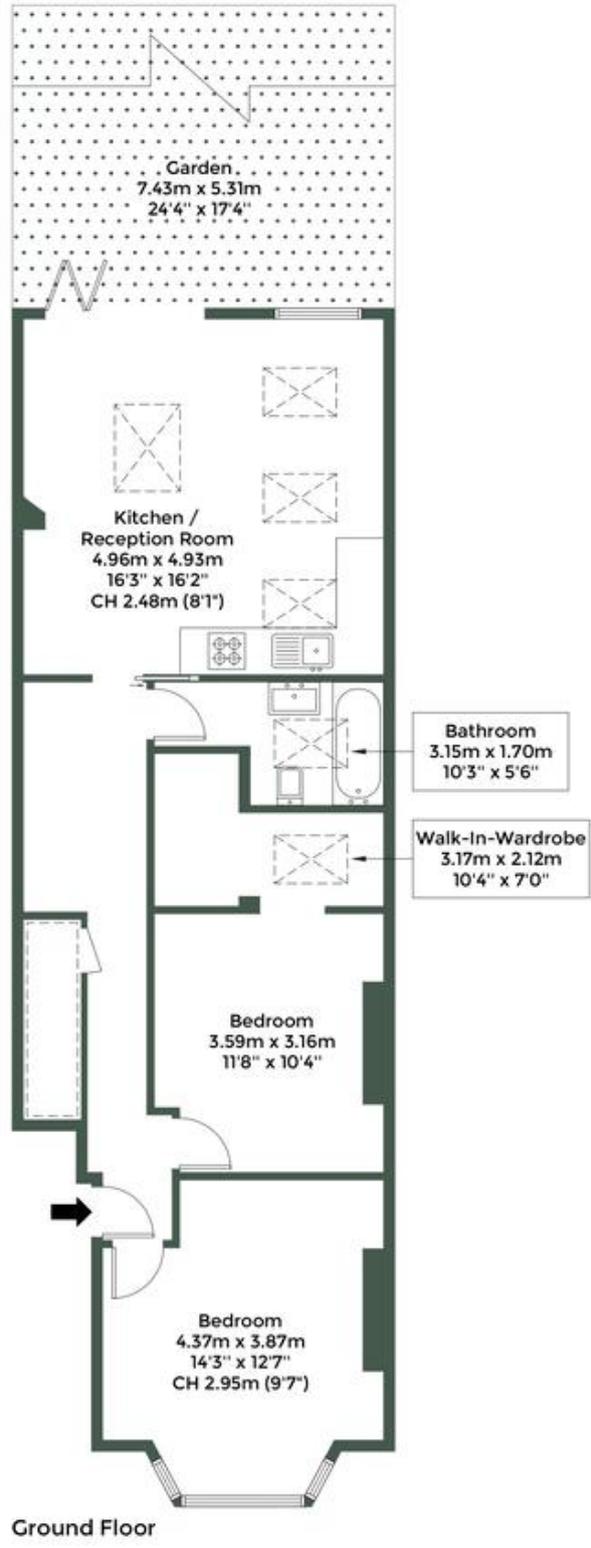
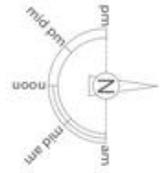
## Bravington Road, London W9 £775,000 Share of Freehold

Welcome to Bravington Road. This beautifully presented two-bedroom ground floor garden apartment offers the perfect balance of modern design and period charm in the heart of W9. Fully extended to maximise space and natural light, the property boasts a bright and airy open-plan kitchen and living area, ideal for both relaxing and entertaining. Both bedrooms are well-proportioned doubles. The master bedroom features elegant bay windows, creating a bright and inviting atmosphere, while the second bedroom benefits from a walk-in wardrobe area, offering excellent storage. A stylish and contemporary bathroom completes the home, finished to a high standard with sleek fixtures. A standout feature of this property is the private garden, a rare and sought-after asset in this vibrant part of London. The apartment is chain-free and comes with a share of the freehold, offering greater flexibility and long-term benefits. Bravington Road is a quiet one-way street, providing a peaceful setting while still being well-connected. Queen's Park Station is within easy walking distance, offering Bakerloo Line and Overground services for quick access to central London. The area is known for its independent cafes, restaurants, and boutique shops, as well as the open green spaces of Queen's Park. This is a fantastic opportunity to own a stylish and well-located home in one of Westminster's most desirable neighbourhoods.

- Period conversion
- Ground floor
- Private garden
- Excellent condition
- Two bedrooms
- Open plan living area
- Chain free
- Share of Freehold
- Amazing location
- Close to shops and transport

# BRAVINGTON ROAD, W9 3AP

Approximate Gross Internal Area = 74.01 sq.m / 797 sq.ft



**MONEY LAUNDERING REGULATIONS 2003:** 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 will be no delay in agreeing the sale.

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.