



Masbro Road W14



# Masbro Road W14

**2 DOUBLE BEDROOMS**

**RECEPTION**

**KITCHEN/BREAKFAST ROOM**

**STUDY/BEDROOM 3**

**BATHROOM**

**EPC RATING D 66**

**COUNCIL TAX BAND E**

**LEASE LENGTH: 72 YRS APX (BEING EXTENDED TO 250 YRS)**

**60% OF COSTS AS & WHEN REQUIRED**

**BUILDING INSURANCE: £900 PA APX**

---

A 2 double bedroom upper maisonette which occupies the 1st and 2nd floors of an imposing Victorian property.

The elegant full width reception is to the front of the first floor and has 2 large Georgian-style sash windows, a feature fireplace with built in shelving and dwarf cupboards. There is a generous kitchen/breakfast room behind with integrated appliances and good built-in storage. There are 2 double bedrooms on the 2nd floor, with built-in wardrobes and a contemporary bathroom. In addition there is a further bedroom/study on the first floor half landing. This very well configured and bright property is well-positioned in the heart of Brook Green with many gastro pubs, restaurants and shops on your doorstep!

---

**PRICE GUIDE £800,000**

**LEASEHOLD**

**SUBJECT TO CONTRACT**







**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.