



Bravington Road, Maida Vale W9

£500,000

A beautifully presented, bright first floor one double bedroom apartment set within this period conversion building with own entrance. Entered on the ground floor this apartment has a lovely hallway with stairs leading to spacious south aspect reception room with feature fireplace and built in storage, separate fitted kitchen, modern shower room with W/C. the apartment also has many period features and excellent storage. The property is within close proximity to local shops and cafes together with Westbourne Park Underground Station (Hammersmith and City Line) and short walk to both Ladbroke Grove (H&C & Circle) and Queens Park (Bakerloo & Overground) Council Band D, leasehold of 115 years unexpired and Service charge of £750pa. SOLE AGENTS.

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Reception :



shower room :



Kitchen :



Exterior :



Entrance hallway :

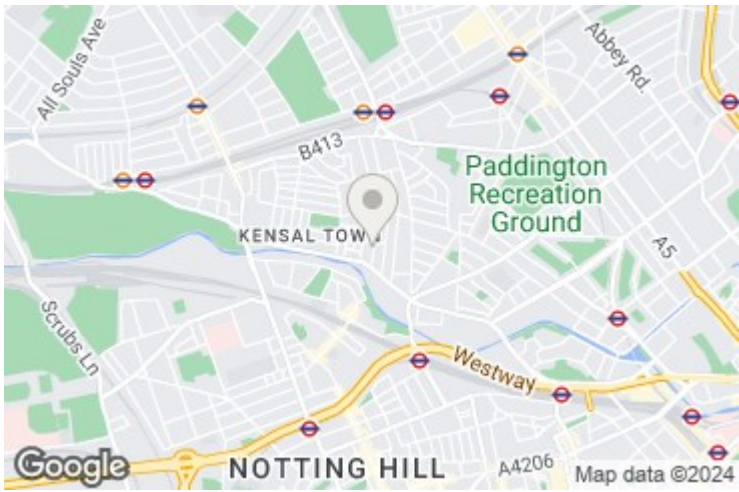


Bedroom :



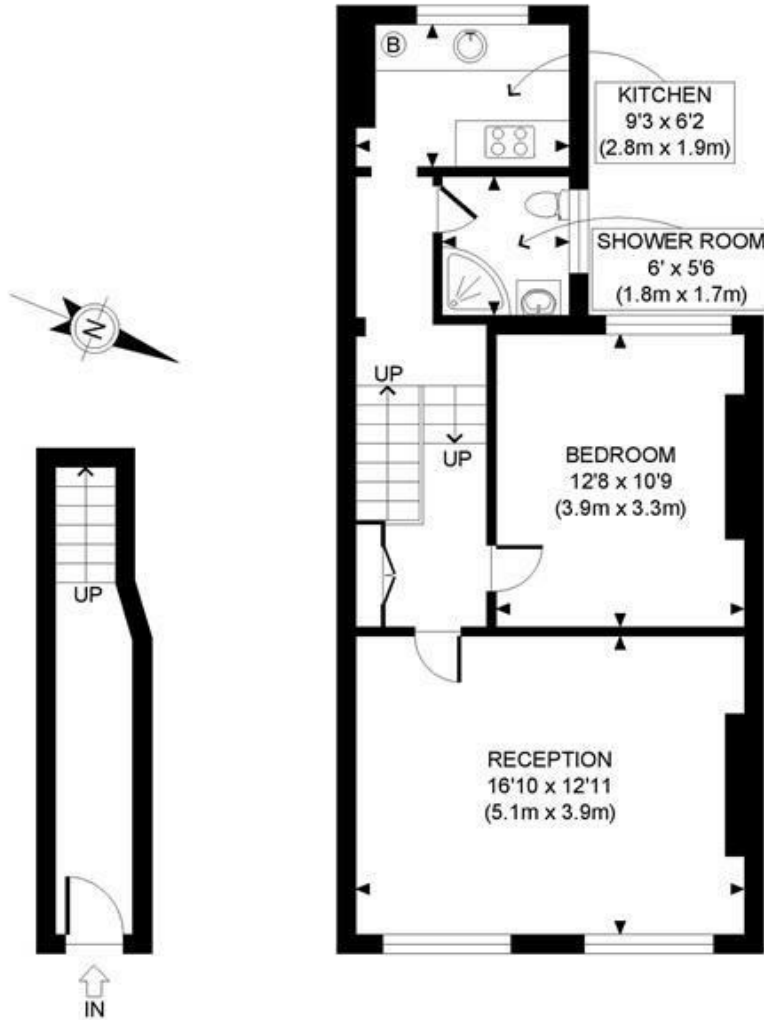
First floor hallway :

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	68
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



RAISED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 63 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 562 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 625 SQ FT/ 58 SQM

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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.

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