



**Ashmore Road, London W9**

**£900,000**

Compton Reeback are pleased to present this stunning three bedroom, two bathroom own entrance end of terrace maisonette, boasting direct access to a beautifully maintained private garden. This exceptionally well-located property offers an abundance of natural light and comprises three bedrooms with built-in storage, including a master room with an en-suite shower room, spacious open plan lounge living room with a fully fitted kitchen, second bathroom and a cloakroom. Additional highlights include wood flooring, ample storage and preserved original features. Conveniently nestled on Ashmore Road, this property enjoys a prime location equidistant from both the Bakerloo Line and Over Ground services at Queens Park Station, as well as the Hammersmith & City Line at Westbourne Park. Just a brief stroll away, residents have easy access to the bustling hubs of Queens Park and Notting Hill, offering a plethora of vibrant amenities. Freehold with 995 years unexpired, Service Charge £1200 pa, Council Tax Band E. **SOLE AGENTS.**



# Ashmore Road, London W9

Bedroom



Exterior



Garden



Bedroom



Bathroom



Kitchen





Ashmore Road, London W9

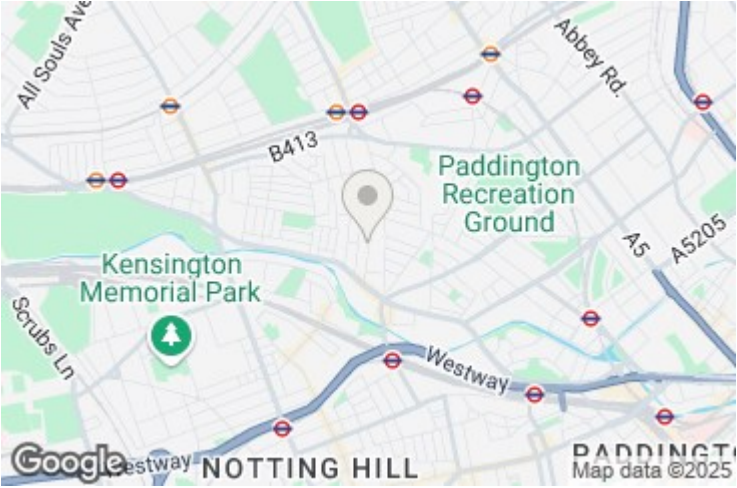
Bathroom



Reception



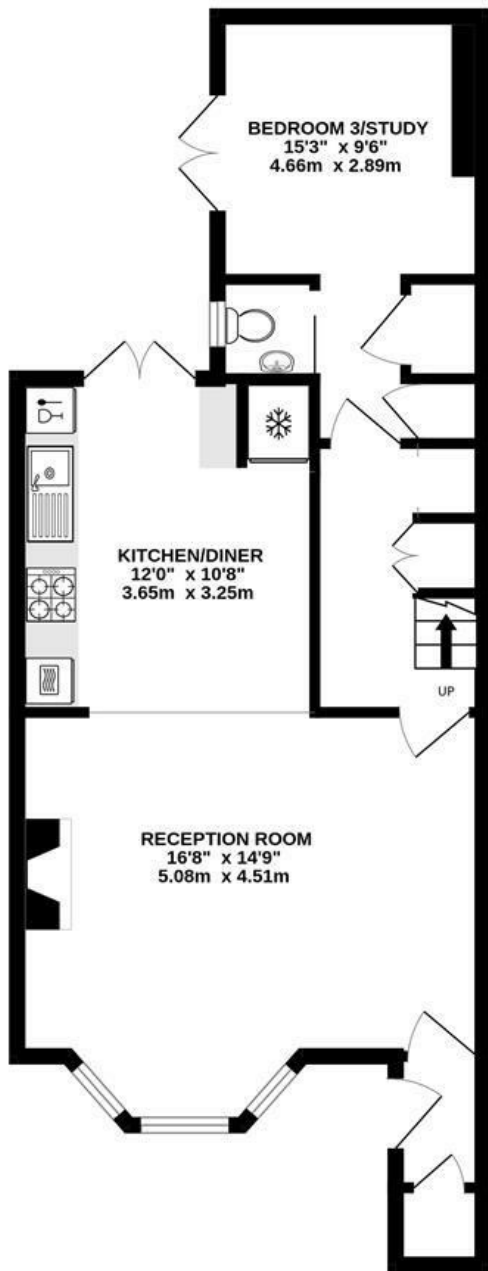
Bedroom



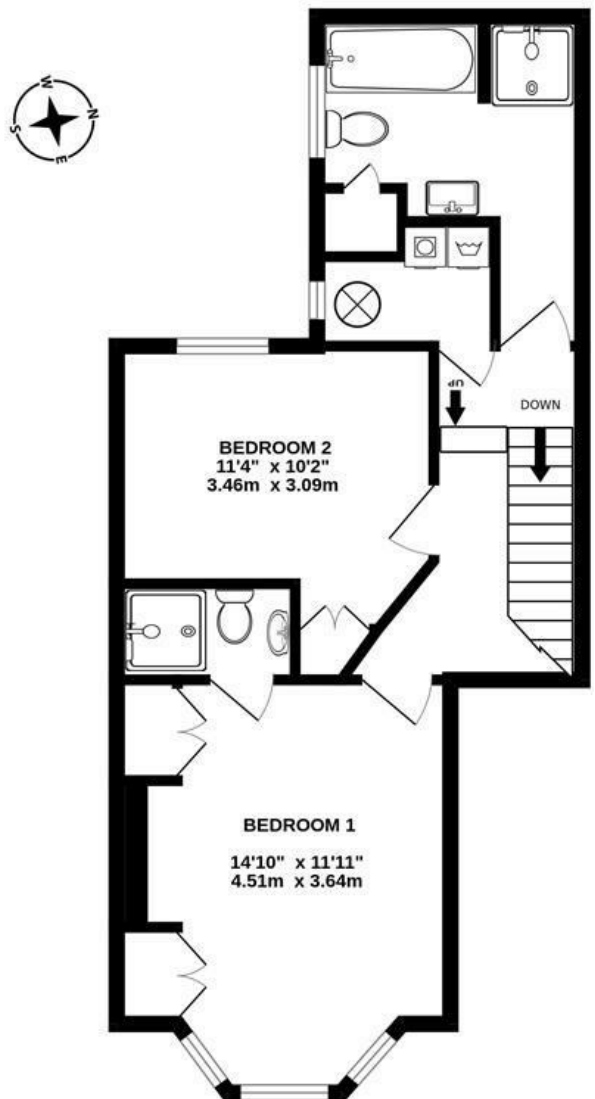
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

**GROUND FLOOR**  
556 sq.ft. (51.6 sq.m.) approx.



**1ST FLOOR**  
468 sq.ft. (43.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1024 sq.ft. (95.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Est. 1995**

Registered Name: Compton Reeback Limited Registration Number: 6880098  
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Directors: Brian Compton & Julian Reeback

**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimeters), 1m (one meter) = 3.29'(feet)

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