

ST SIMONS HALL

London, W9



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This unique split-level, three-bedroom maisonette recently refurbished throughout, located within a stunning church hall conversion with its own private entrance and offers the perfect blend of modern living and historic charm.



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Local Authority: City of Westminster

Council Tax band: E

Tenure: Share of Freehold with 989 years remaining

Guide Price: £795,000





Behind the grand arched windows and architectural details of the red-brick façade lies a luxuriously spacious living experience.

On the first floor, the expansive double reception room provides an ideal space for relaxing or entertaining. A separate, bright dining room flows seamlessly into the well-appointed kitchen, creating the perfect setting for family meals or hosting guests







Upstairs, there are two generously sized double bedrooms, a cozy single bedroom, and a new family bathroom. Skylights in all these rooms create a bright, airy experience.

Additional features include a separate WC and ample storage space.

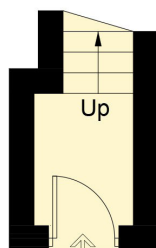


Please note we have been unable to confirm the service charge, ground rent and review periods. You should ensure you make your own enquiries.



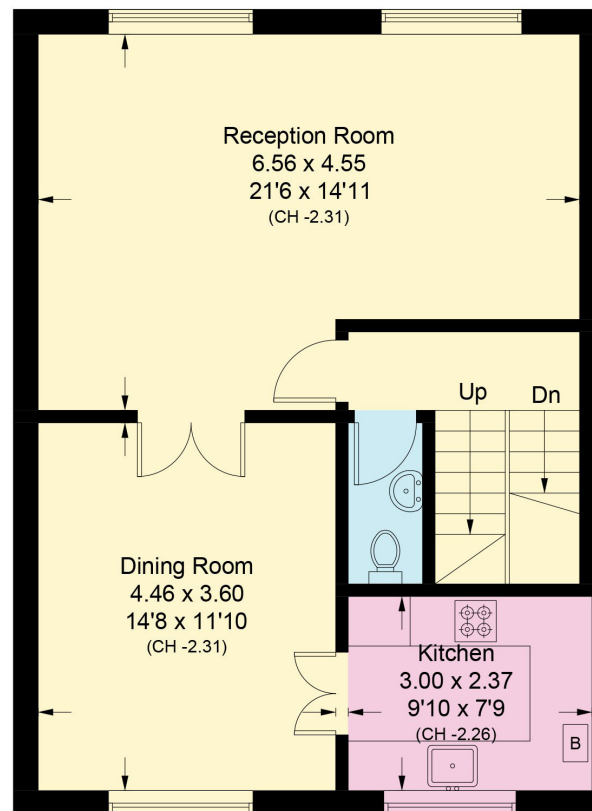


[] = Reduce head height below 1.5m



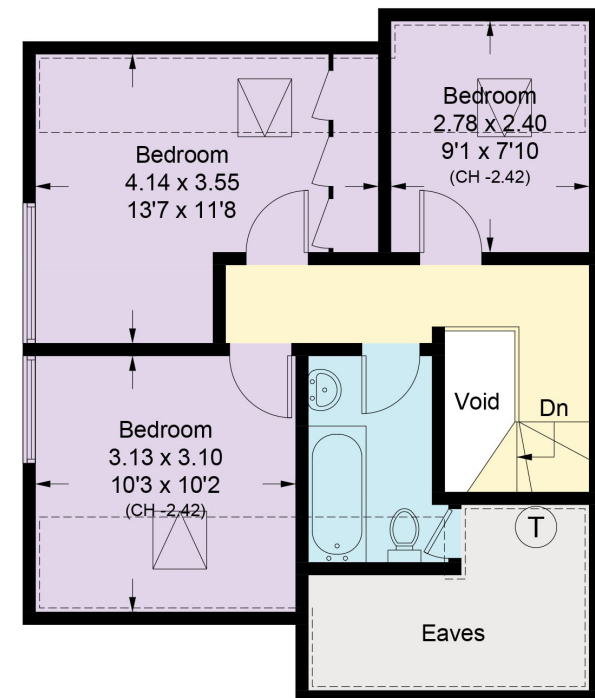
Ground Floor

Approximate Area = 2.8 sq m / 30 sq ft



First Floor

Approximate Area = 60.3 sq m / 649 sq ft



Second Floor

Approximate Area = 48.0 sq m / 517 sq ft
Including Limited Use Area (18.4 sq m / 198 sq ft)

Approximate Gross Internal Area = 111.1sq m / 1196 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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