



Aynhoe Road W14



Aynhoe Road W14

DOUBLE BEDROOM
DOUBLE RECEPTION
KITCHEN / BREAKFAST ROOM
BATHROOM
PAVED & WALLED GARDEN
EPC RATING: TBC
COUNCIL TAX BAND: E

A generous 1 double bedroom flat which occupies the entire ground floor of an imposing Victorian building with a glorious westerly paved garden. The high-ceilinged double reception is to the front with wood flooring and a bay window. There is a door from the kitchen at the rear which opens onto the garden. The double bedroom is to the rear of the property with the bathroom beyond. This characterful apartment of approximately 764 sq ft is situated on one of Brook Green's most desirable residential roads and provides great scope to refurbish, reconfigure and extend over the side return and excavate the basement subject to the usual planning consents. It also has the advantage of the entire freehold which has potential value given that the top floor flat has a short lease of approximately 55 years and the loft space is owned by the freeholder being demised to and is part of the freehold. A must see!

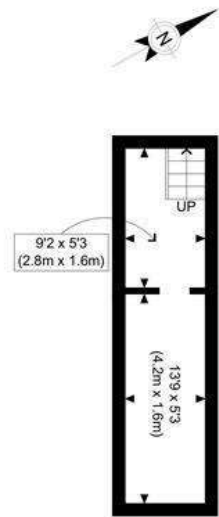
PRICE GUIDE £550,000
FREEHOLD
SUBJECT TO CONTRACT







AYNHOE ROAD, W14



LOWER GROUND FLOOR:
GROSS INTERNAL
FLOOR AREA 122 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 642 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 764 SQ FT/ 71 SQM