



Fermoy Road, W9
London

Loporto Browne Guide Price
£600,000

Guide Price: £600,000 to £625,000

A bright and well-presented two-bedroom split-level apartment, set on the upper floors of a converted Victorian house on Fermoy Road, W9.

Arranged over the first and second floors, the property has a lovely sense of space and light, with high ceilings throughout, wooden sash double-glazed windows and excellent built-in storage. Entering on the first floor, the layout immediately feels practical and well considered, with useful storage on the landing and a comfortable bathroom with bath, shower and window, a feature not all flats enjoy and one that makes a real difference.

The accommodation continues up to the half landing, where there is further storage, before leading to the upper floor bedroom, a comfortable double with a calm, private feel. The second bedroom is also a good size, making the flat well suited to sharers, a couple, or anyone looking for a proper home office without sacrificing bedroom space.

The heart of the home is the open-plan living, kitchen and dining area, a bright and airy space that works brilliantly for day-to-day living and entertaining. Wooden floors run through the living and kitchen area, giving the room warmth and continuity, while the proportions allow for both relaxing and dining. The kitchen is well arranged, with gas oven, good worktop space, washing machine, dishwasher and full-size fridge freezer.

Fermoy Road itself is a quiet, tree-lined cul-de-sac with a wide residential feel and views towards the famous Trellick Tower. It is a peaceful no-through-road, yet perfectly placed for the best of Maida Hill, Notting Hill, Maida Vale, Kensal Rise and Queen's Park. Maida Hill Market and local coffee spots are close by, while Portobello Road, Westbourne Park and Ladbroke Grove are all within easy reach, giving you a brilliant mix of neighbourhood convenience, transport links and proper West London lifestyle.

It is a short walk away from the infamous Queens Park with its state of the art playground, Miniature Golf Course and Tennis Courts. For Fitness there is a choice of local gyms including fitness First, Fierce grace Hot Yoga and All Stars Boxing Gym. The famous Queens Park farmers market runs every Sunday. The canal is a short walk away which is perfect for weekend walks or a cycle through Little Venice and Paddington all the way down to Camden. Alternatively a stroll down to





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- Two-bedroom split-level apartment set on the upper floors of a Victorian conversion
- Open-plan living, kitchen and dining space
- Excellent entertaining area
- High ceilings and wooden sash double-glazed windows
- Bathroom with bath, shower and window
- Excellent built-in storage throughout
- Two comfortable double bedrooms
- Very long lease
- Quiet tree-lined cul-de-sac close to Noting Hill, Maida Hill Market, Westbourne Park, Ladbrooke Grove and Portobello Road

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Council Tax Band: D

Tenure: Leasehold

Property Type: Flat





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