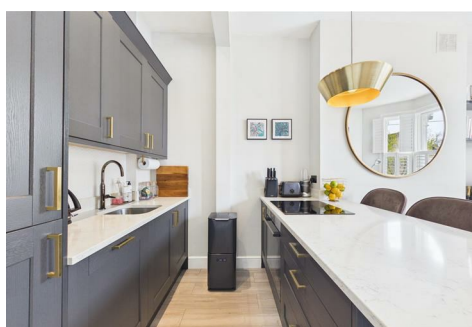




Ashmore Road, W9

£550,000

Compton Reeback are pleased to offer this extremely well located bright and airy two bedroom first floor flat in this period conversion. The property comprises of two bedrooms, spacious open plan lounge / living room with bay window open to a modern fully fitted kitchen with dining counter and a good sized tiled family bathroom. The flat further benefits from wood flooring, ample storage as well as retaining some of the original features. Located on Ashmore Road which is situated a short walk away from Queens Park offering an array of bars, restaurants, and excellent transport links with Queens Park Station (Bakerloo line) inclusive of underground and over ground services. Share of Freehold with 118 years lease, Service charge approx £2729 par annum.

Ashmore Road, W9

Reception room



Bedroom 2



Kitchen



Bathroom



Bedroom 1



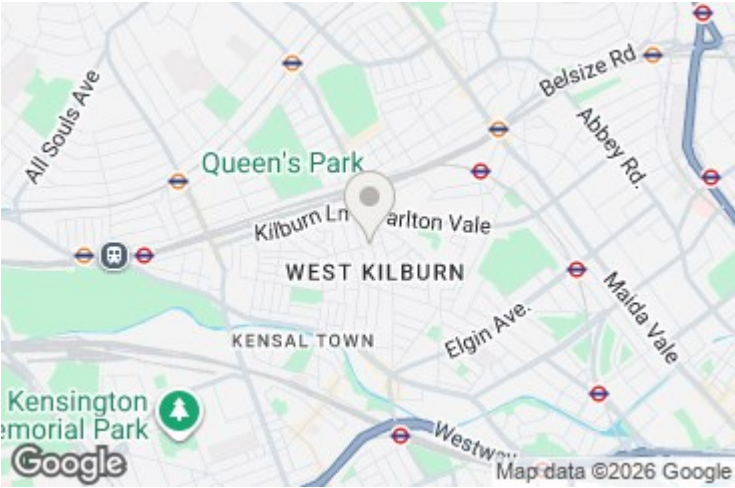
Exterior



Exterior 2



Dining space



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 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	



GLA[®]
535 ft²
49.7 m²

(1) Finished, above grade

Ext. wall thickness assumed: 6 in/15.24 cm

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098
Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU

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) = 30.48 cm (centimeters), 1m (one meter) = 3.28' (feet)

MAIDA VALE

75 Castellain Road
Maida Vale

London W9 1EU

T 020 7266 5000

F 020 7266 1119

E w9@comptonreeback.co.uk

comptonreeback.co.uk