



Bravington Road
London, W9

CHESTERTONS





This spacious and bright first floor flat, set within an attractive Victorian conversion, is located on a peaceful street near the vibrant areas Notting Hill. With its own private entrance on the ground floor, this charming property offers a perfect blend of period character and modern living.

The flat features high ceilings, large sash windows, and beautiful wooden floors throughout. The open-plan kitchen and reception room is flooded with natural light, offering a comfortable space for living and entertaining. The two bedrooms both have built in wardrobes and there is a modern tiled bathroom.

Bravington Road is an attractive tree lined street with Queen's Park (0.7 miles) and Paddington Recreation Ground (0.7 miles) nearby, offering green open spaces, as well as the Grand Union Canal towpath (0.2 miles). For excellent transport connections, Queen's Park station (Bakerloo line and London Overground) is 0.6 miles away, while Westbourne Park station (Hammersmith & City and Circle lines) is just 0.5 miles from the flat.

- Spacious first-floor flat with private entrance
- Wooden floors and large sash windows
- Bright open-plan kitchen/reception
- Victorian conversion
- Excellent location near Queen's Park and good transport links

Asking Price £550,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	67 D
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold. 114 years remaining with a Share of Freehold.

Service Charge: £464 p.a. Ad Hoc - split equally with the downstairs flat.

Ground Rent: £0

Local Authority: Westminster

Council Tax Band: D

Chestertons Notting Hill Sales

30 Ledbury Road

Notting Hill

London

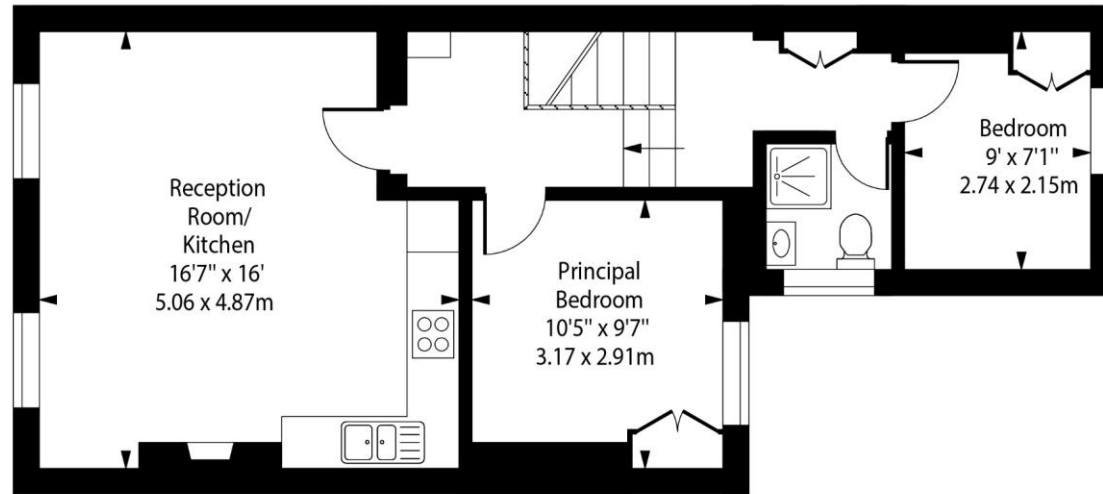
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First Floor



Upper Ground Floor

Approx Gross Internal Area 625 Sq Ft - 58.06 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.

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