



MAPLEWOOD
PROPERTY & INVESTMENTS LTD.

Attractive one bedroom garden flat to rent, moments from Westbourne Park station and Portobello Road. Available furnished or unfurnished.

GREAT WESTERN ROAD, WESTBOURNE PARK, W9
£1,950 pcm





A bright, one bedroom flat on the raised ground floor of a period building in Westbourne Park, with private rear garden.

The comfortable reception room is large enough for both a sofa and a dining table, and includes wood flooring, a large window and tall built-in cupboard that keeps things tidy.

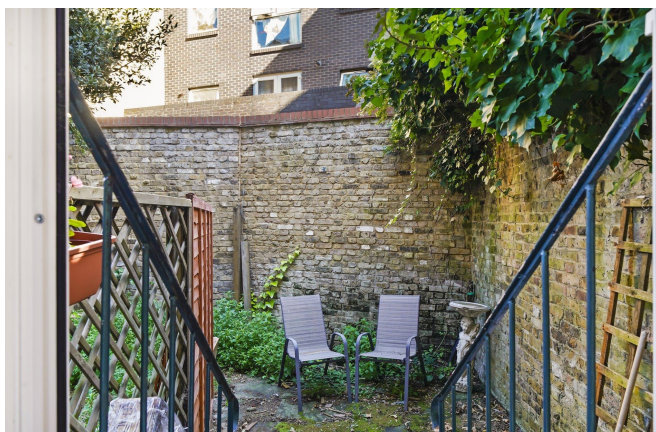
The kitchen area is fitted with a hob, microwave and fridge, and a door opens straight out onto the private garden. A few steps lead down to a seating area, great for a morning coffee or evening glass of wine.

The double bedroom sits at the front of the building, with high ceilings, fitted shutters and space for a chest of drawers further storage.

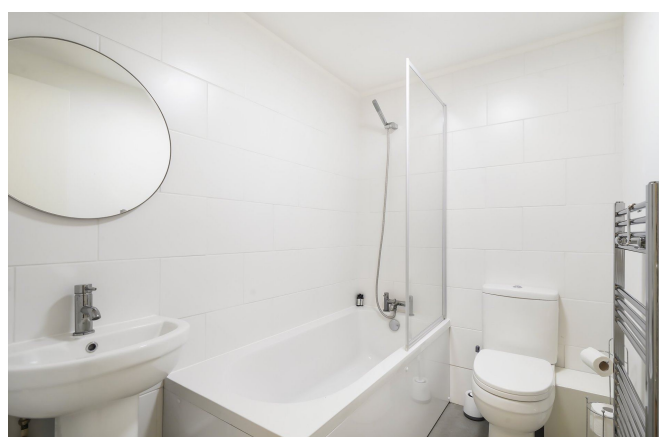
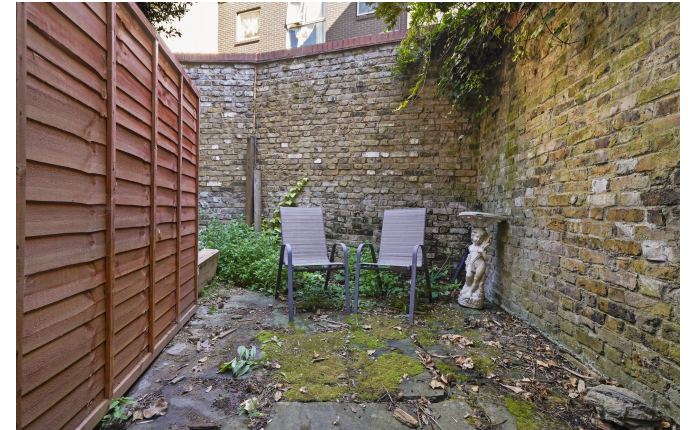
A white-tiled bathroom with bath, overhead shower and heated towel rail completes the accommodation.

Great Western Road is a short walk from Portobello Road, Golborne Road and the Grand Union Canal.

Westbourne Park station (Circle and Hammersmith & City lines) is close by, and Paddington is within easy reach for the Elizabeth line.

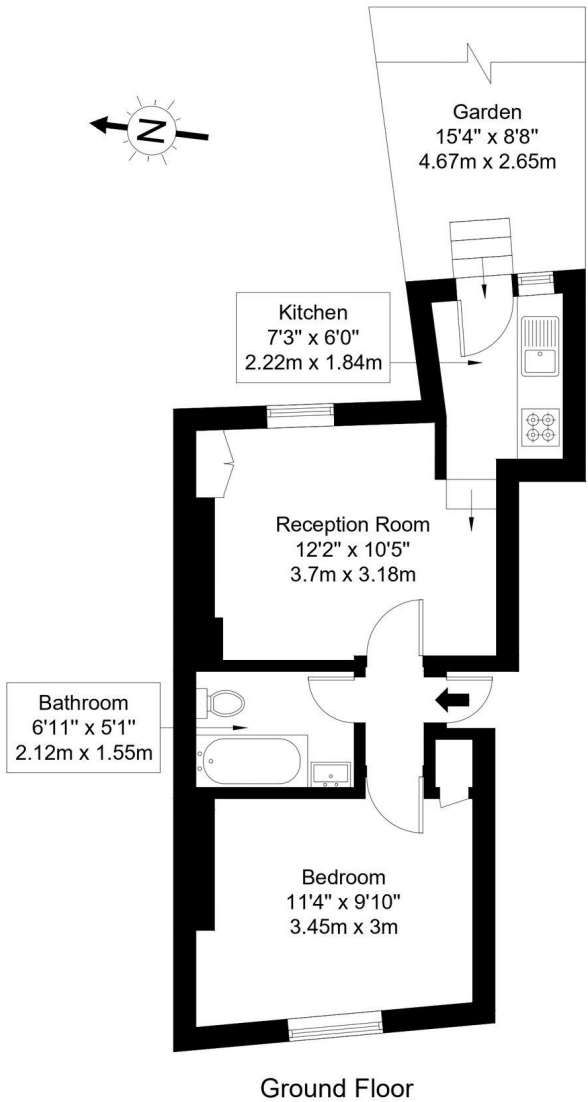


Private Rear Garden
Furnished / Unfurnished
Available Early November



Great Western Road, W9 3NW

Approx Gross Internal Area = 32.1 sq m / 346 sq ft



The floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Great Western Road, W9

- One Bedroom Raised Ground Floor Flat
- Private Rear Garden with Seating Area
- Reception Room with Dining Space
- Separate Kitchen Opening to the Garden
- Double Bedroom with Window Shutters
- Bathroom with Bath & Overhead Shower
- Good Storage & Wooden Floors
- Near Portobello Road & Westbourne Park



346 sq ft | 32.1 sq m

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92–100) A		
(81–91) B		
(69–80) C	74	77
(55–68) D		
(39–54) E		
(21–38) F		
(1–20) G		
Not energy efficient – higher running costs		

Furnished or Unfurnished

Available Early November

Council Tax: Westminster

Band: C - £931/annum

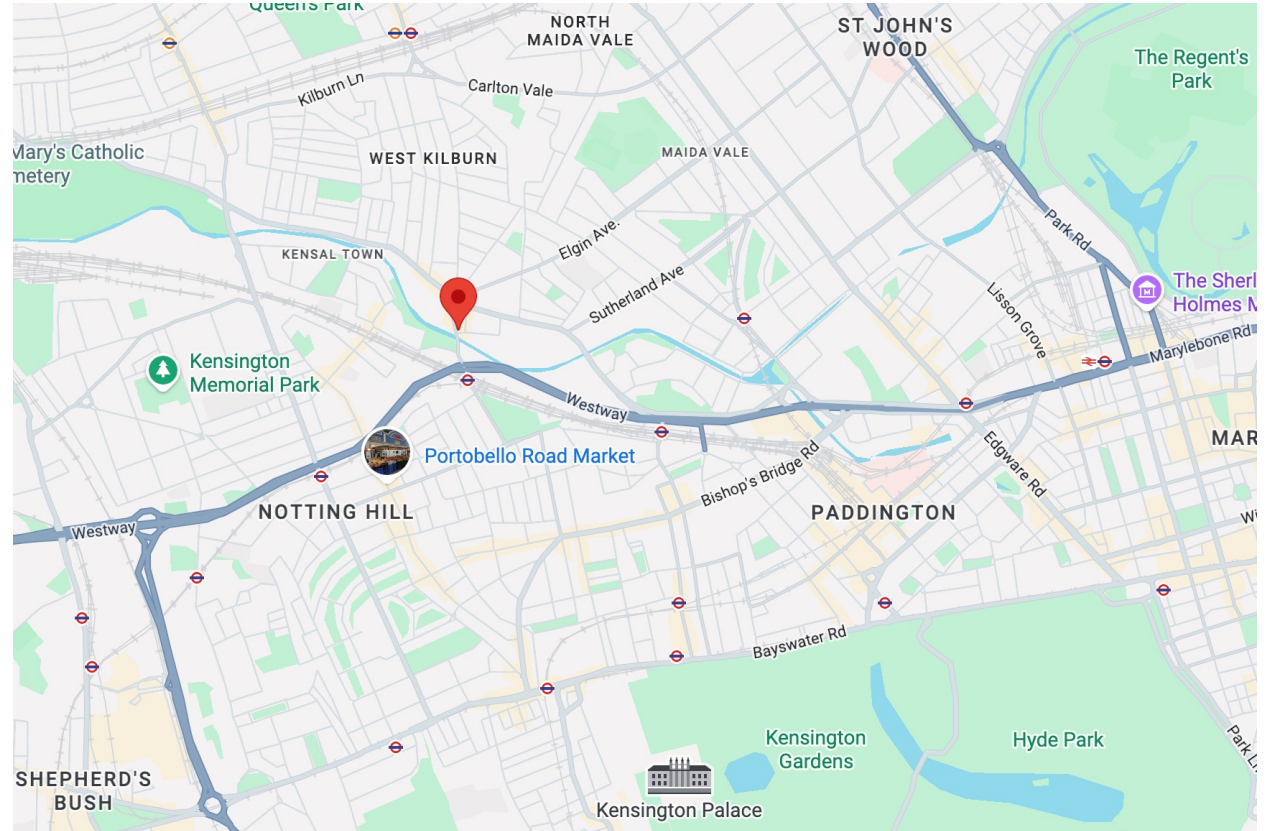


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