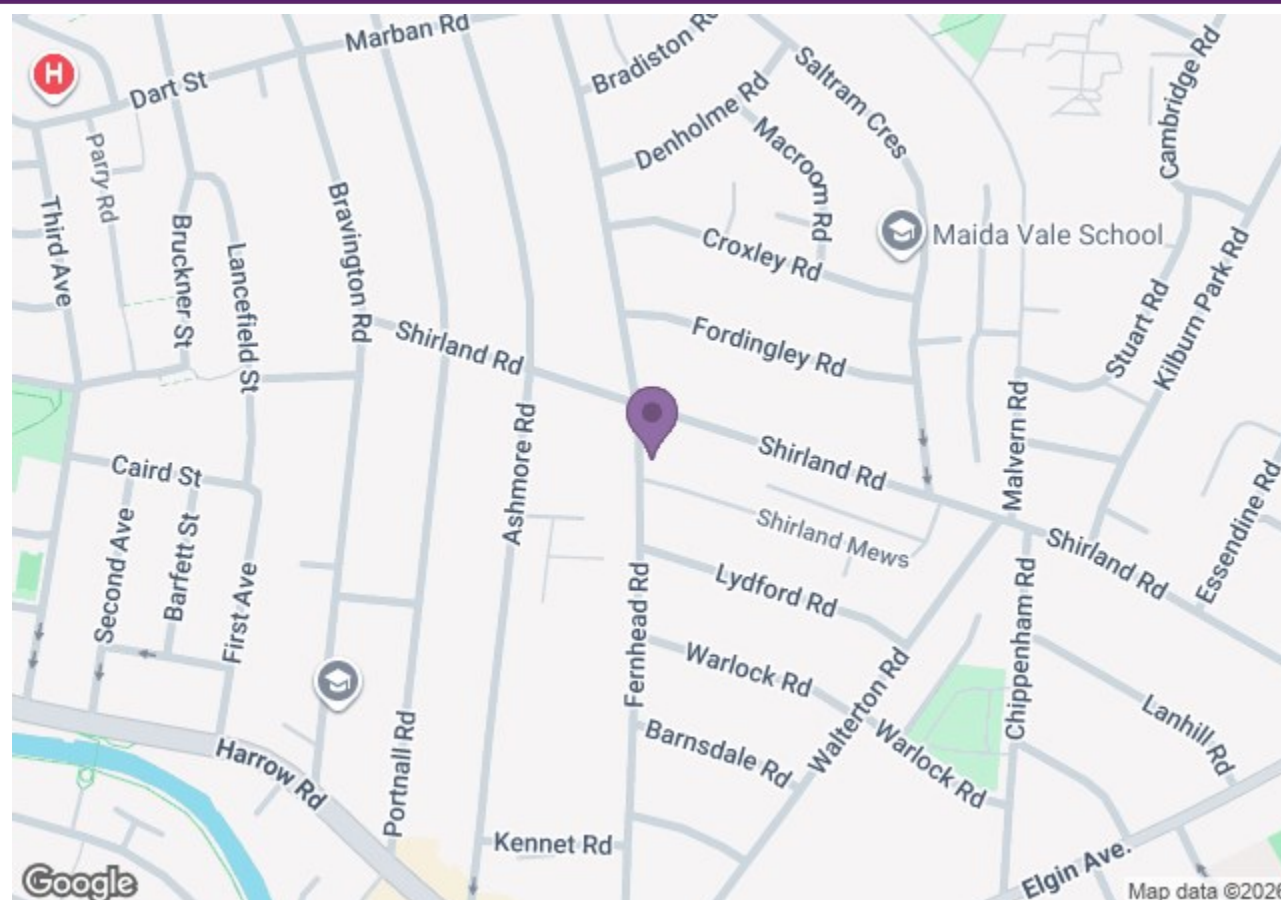




| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.

**Fernhead Road, Maida Vale, W9 3EY**

**£1,600 PCM**

Subject to Contract

- Recently refurbished to a high standard
- Close to Maida Vale amenities
- Wooden style flooring
- All bills included for £200 per month
- Air conditioning
- One bedroom apartment with raised sleeping area

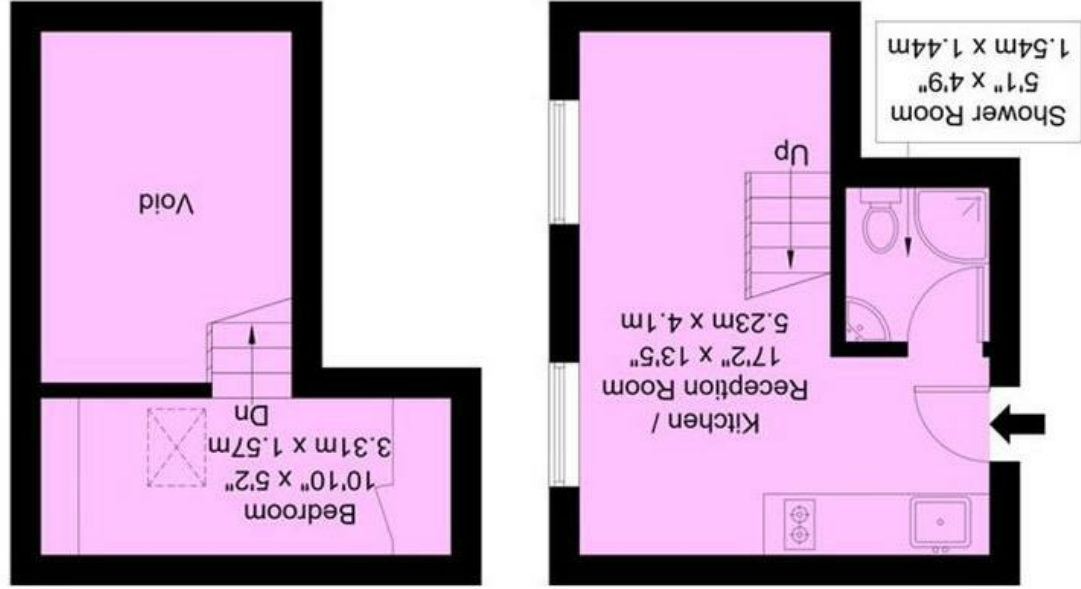


## Fernhead Road, W9 3EY

well-presented one-bedroom apartment set within an attractive period conversion, finished to a contemporary standard throughout. A particular feature is the gallery sleeping area, complemented by a generous L-shaped living and dining room offering a versatile space for relaxing and entertaining. The property also benefits from a modern white lacquer fitted kitchen and a stylish stone-effect fully tiled bathroom. Combining period character with a fresh and practical interior, the apartment offers comfortable and contemporary living.

Set on Fernhead Road, W9, the property is ideally positioned within the popular Maida Hill area of West London. The surrounding neighbourhood provides a good selection of local shops, cafés, restaurants and everyday amenities, while nearby transport connections make travelling into Central London and other parts of the capital convenient. With its established residential surroundings and excellent access to the wider city, the location is well suited to professionals and those looking for a well-connected London home. Bills are an additional £200 per month

**Fernhead Road, W9 3EY**  
Approx Gross Internal Area = 25.4 sq m / 273 sq ft



Second Floor  
Mezzanine Floor

Ref :  
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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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**Email:** mail@warwickestateagency.co.uk  
**warwickestateagents.tv | warwickestateagents.co.uk**  
**Tel:** +44 (0)20 8960 9988 **Fax:** +44 (0)20 8960 9989  
69 Chamberlayne Road, London NW10 3ND

**Tel:** +44 (0)2 8960 9988  
**Fax:** +44 (0)2 8960 9989

