



RICHARD AVES

exp[®] UK

@ richard.aves@exp.uk.com

richardaves.exp.uk.com

07407 235 741

Fordwych Road, London, NW2

Guide Price £485,000

🛏 2 🚿 1 🚗 1



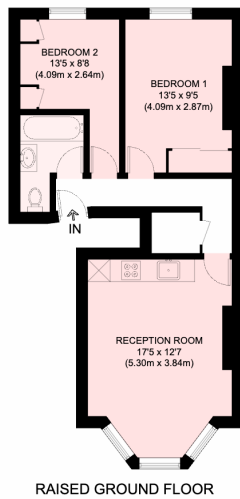
This beautifully presented two-bedroom apartment on Fordwych Road, London, NW2, offers an exceptional opportunity to own a piece of Victorian charm with modern comforts for £485,000. This residence is ideal for those seeking a stylish and well-connected home.

The apartment features a bright and inviting reception room, perfect for relaxing or entertaining. The layout flows seamlessly, providing a comfortable living experience. There are two well-proportioned bedrooms, offering peaceful retreats, and these are complemented by a tasteful bathroom, designed with contemporary finishes.

Situated in a desirable Victorian building, the property benefits from its architectural heritage and a convenient location. Permit parking is available, adding to the practicality of urban living.

Fordwych Road provides excellent access to a range of local amenities and transport links, making commutes and daily errands straightforward. Residents will appreciate the vibrant local area, with its various shops, eateries, and green spaces within easy reach. Ideally located for rapid commuting, Fordwych Road benefits from excellent transport links, situated just a short walk from Kilburn Station (Jubilee line), Brondesbury Station (Overground), Thameslink services at Cricklewood, as well as multiple major bus routes into Central London.





RAISED GROUND FLOOR

Fordwych Road

Approximate gross internal area = 538 sq ft / 50.0 sq m.

- Quote RA1223 for all enquiries
- 2 Bedroom, Victorian conversion
- Open-plan kitchen diner, solid wooden flooring
- Original sash windows
- Close to Brondesbury Station (Overground) & Thameslink services at Cricklewood
- Guided price - from £485,000 - £500,000
- High ceilings, Modern finishes
- Flooded with natural light
- Permit parking available
- A Short walk from Kilburn Station (Jubilee line)



Energy performance certificate (EPC) - Find an energy certificate - GOV.UK 25070006, 1117

Energy performance certificate (EPC)		
428 Fordwych Road London NW12 3TN	Energy rating C	Valid until: 11 November 2035 Certificate number: 7725-2625-1109-0006-0206
Property type	Mid-floor flat	
Total floor area	51 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/landlords-ensure-rented-property-minimum-energy-efficiency-standard-landlord-guidance>

<https://find-energy-certificate.service.gov.uk/energy-certificate/7725-2625-1109-0006-0206/print.html>

Page 1 of 5

eXp World UK Ltd is a registered company at Corporation Service Company (UK) Limited, 5 Churchill Place, 10th Floor, London, United Kingdom, E14 5HU. Registered company number is 12016573. VAT Registration Number is 327 4120 29