MILE









Chippenham Road, London W9

£415,000 Leasehold

Welcome to Chippenham Road, a chain-free two-bedroom apartment in the heart of W9, offered with a share of freehold.

Bright and airy throughout, the property offers well-balanced accommodation and presents an excellent opportunity for a buyer looking to personalise a home to their own taste. While some cosmetic updating would enhance certain areas, it already acts as an incredible blank canvas with plenty of potential.

Perfect as a first home, London base, or long-term investment, the apartment enjoys an enviable position within easy reach of some of West London's most desirable amenities. Residents can enjoy nearby green spaces including Paddington Recreation Ground - one of Westminster's largest and most established park spaces with extensive leisure facilities and open grounds.

- **First floor apartment**
- **Two bathrooms**
- **Chain free**
- **Share of freehold**
- **Fantastic location**
- **Bright and airy**
- **Green spaces in close proximity**
- **Short walk to canal**
- **Bakerloo & Circle lines close by**
- **Close to shops and transports**

First Floor

Approx. 47.5 sq. metres (511.5 sq. feet)



Total area: approx. 47.5 sq. metres (511.5 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Chippenham Road

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.