



BRAMLEY ROAD, LADBROKE GROVE

LONDON, W10 6SY

PRICE £279,950



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Situated near to the world famous Portobello Road market and moments from Latimer Road (Circle & Hammersmith & City Line) station and an array of bars/deli's/restaurants along Bramley Road and Ladbroke Grove, this is an excellent opportunity to acquire a starter 271 sq.ft (25 sq.m) Ground Floor Flat within a purpose built block and comprising studio room with open plan kitchen, bathroom/wc and delightful 60ft x 30ft approx communal rear garden. This very appealing flat is offered with no upper chain and has double glazed windows, laminate flooring, fitted wardrobes and Megaflo water system. Tenure is Leasehold with an unexpired term of 150 years. Service charge £1300.00 per annum approx. Council Tax Band is 'B' (Kensington & Chelsea Council).



COMMUNAL ENTRANCE HALL TO BLOCK

FLAT ENTRANCE

STUDIO ROOM
 18'3 x 14'11 (to furthest point)
 (5.56m x 4.55m (to furthest point))
 with door to lobby and bathroom/wc, entryphone, laminate flooring, double glazed windows, radiator, high level mounted electric consumer unit, open access to :

OPEN PLAN KITCHEN
 with inset sink and drainer, wall and base cupboards, work surface, tiled splashback, cooker point, plumbing for washing machine.

REAR LOBBY
 with built in wardrobes, wash hand basin with cupboard under, tiled floor, built in cupboard with Megaflo water cylinder, folding door bathroom/wc.

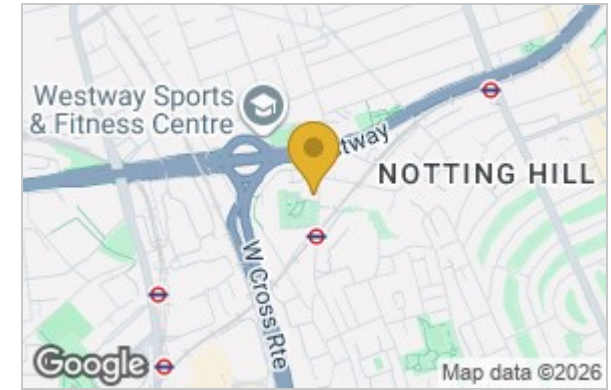
BATHROOM/WC
 with white suite comprising bath and shower attachment with 'rainfall' shower head, folding screen, wc, storage shelf, towel radiator, tiled splashback and mirror, extractor fan.

COMMUNAL REAR GARDEN
 60ft x 30ft (visual estimate).

TENURE - LEASEHOLD
 The tenure is Leasehold for a term of 189 years from 26th November 1987 (therefore 150 years unexpired). Ground rent £10 per annum. Service charge £1300.00 per annum approx.

The operational condition of the services and appliances connected at the property have not been checked and as such no warranties are offered thereto.

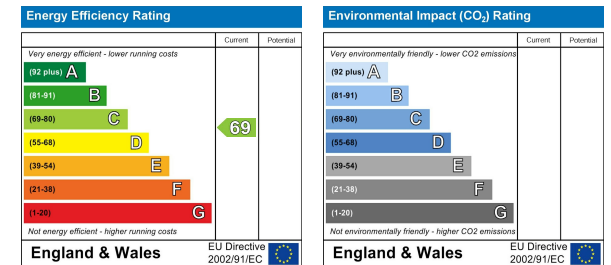
AREA MAP



FLOOR PLAN



ENERGY EFFICIENCY GRAPH



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.