



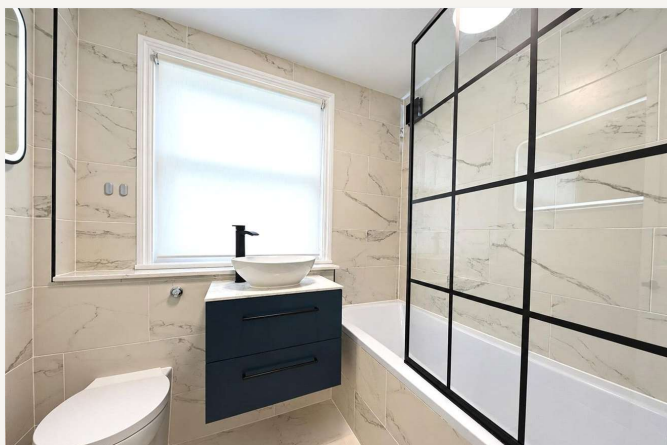
Warlock Road, W9

£550,000 *Leasehold*



We are delighted to offer this beautiful, well-proportioned (approximately 538 sq. ft.) first floor one-bedroom apartment, with a private entrance on the raised ground floor, forming part of an attractive converted house located in the heart of this sought-after area, overlooking a small park. The apartment is ready for immediate occupation, in excellent condition and retains some wonderful attractive features, including high ceilings, full-length sash windows offering a wealth of natural light and a large open plan kitchen / reception room with Herringbone bone wood flooring, a principal bedroom with fitted wardrobes and a bathroom suite. Warlock Road is a tree lined residential street located 0.6 miles from Queens Park Overground and Underground Station and approximately 0.5 Miles from Westbourne Park Station. There are numerous shops located on the sought-after Salisbury Road and the apartment is also located approximately 0.7 miles away from the famous Portobello Road with further attractive shopping facilities.

Please note the lease can be extended by a further 90 years. Our client will provide more information if required.



Winkworth Maida Vale

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KEY FEATURES

- Principal Bedroom with Fitted Wardrobes
- Large Open Plan Kitchen / Reception Room
- Herringbone Wood Flooring
- Bathroom Suite
- High Ceilings
- Full Length Sash Windows



MATERIAL INFO

Tenure: Leasehold

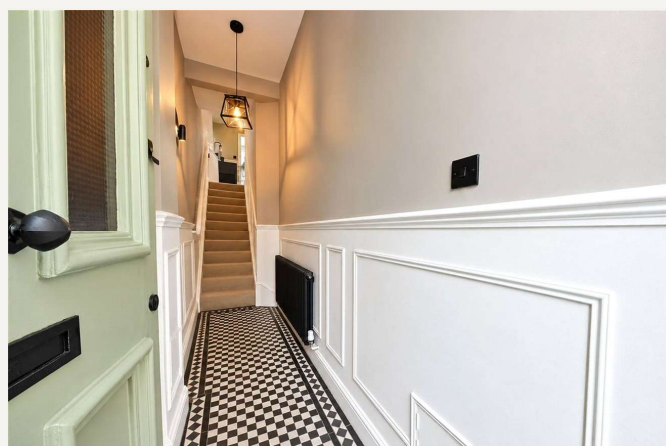
Lease Expiry Date: 21/08/2112

Service Charge: £669.05 per annum

Ground Rent: £10 Annually (subject to increase)

Council Tax Band: C

EPC rating: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

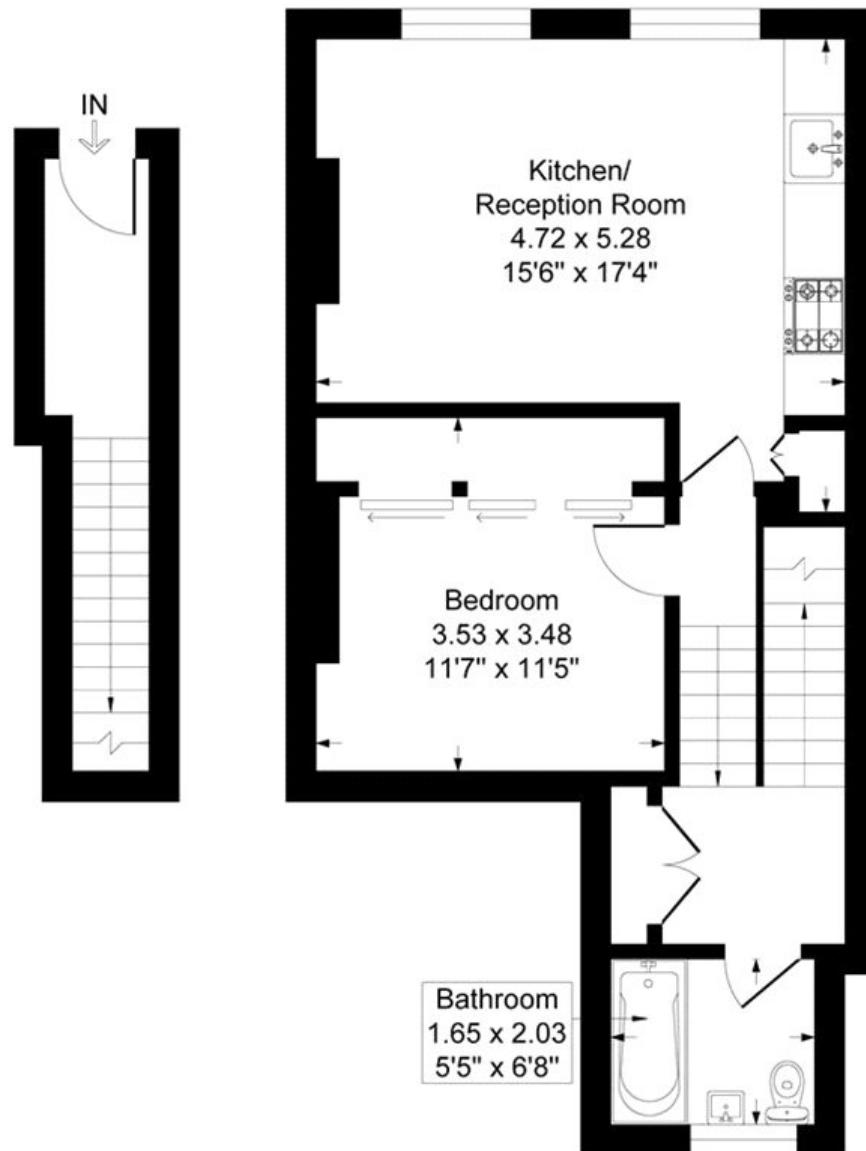
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WHP260126>

Warlock Road, London W9 3LR

Approximate Gross Internal Floor Area = 50.0 sq m / 538 sq ft
(Including Raised Ground floor)



Raised
Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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