



ASHMORE ROAD, MAIDA VALE, LONDON, W9 £775,000 SHARE OF FREEHOLD

We are delighted to offer this beautifully well-proportioned two-bedroom ground floor garden flat, forming part of an attractive converted house located in the heart of this sought-after area, situated on a tree-lined residential road. The apartment has been custom-designed by its current owners to create a wonderful open-plan kitchen/family room, featuring a glass conservatory side addition that offers a wealth of natural light. Additional features include a separate utility room, a principal bedroom, a second double bedroom, a modern shower room, and direct access from the reception room via sliding concertina doors leading to a private patio garden. Ashmore Road is located in the heart of this fashionable area, close to all local amenities, including Queen's Park (Overground and Underground Station), approximately 0.2 miles away, as well as the boutique shops and cafés on Salisbury Road. The famous Portobello Road is also approximately one mile away.

Two Bedrooms | Shower Room | Reception Room/Kitchen | Utility Room | Rear Garden | Share of Freehold

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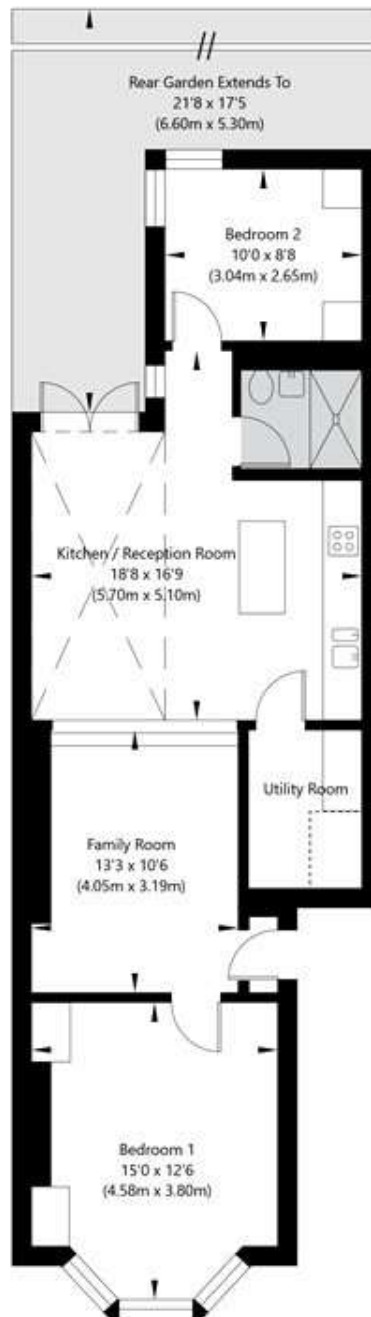
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Ashmore Road, London W9 3DD

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 70.77 SQ M / 762 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 70.77 SQ M / 762 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: Expires - 06/08/2144

Service Charge: £500 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: D

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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