



FERMOY ROAD, W9  
**£500,000 SHARE OF FREEHOLD**

## ELEGANT PERIOD CHARM MEETS MODERN COMFORT IN A BRIGHT, SPACIOUS FIRST-FLOOR HOME

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

**Winkworth**

for every step...

*winkworth.co.uk*





## DESCRIPTION:

A spacious two-bedroom apartment set on the first floor of an attractive period conversion, offering high ceilings and generous natural light throughout. The layout is thoughtfully arranged, with well-proportioned rooms and practical fitted storage.

This bright home retains classic period character, providing a comfortable and functional living space with scope for personal touches. The first-floor position enhances the sense of space and light, making it an inviting place to live.

Positioned on a quiet, up-and-coming Victorian street, the property is perfectly located between the vibrant energy of Golborne and Portobello Roads and the tranquillity of Maida Vale. Excellent transport connections are close by, with Westbourne Park Tube Station just a four-minute walk away.

## AT A GLANCE

- Spacious first-floor flat
- Period conversion charm
- High ceilings throughout
- Bright, airy interiors
- Smart fitted storage
- Prime West London location
- Excellent transport links
- EPC Rating C

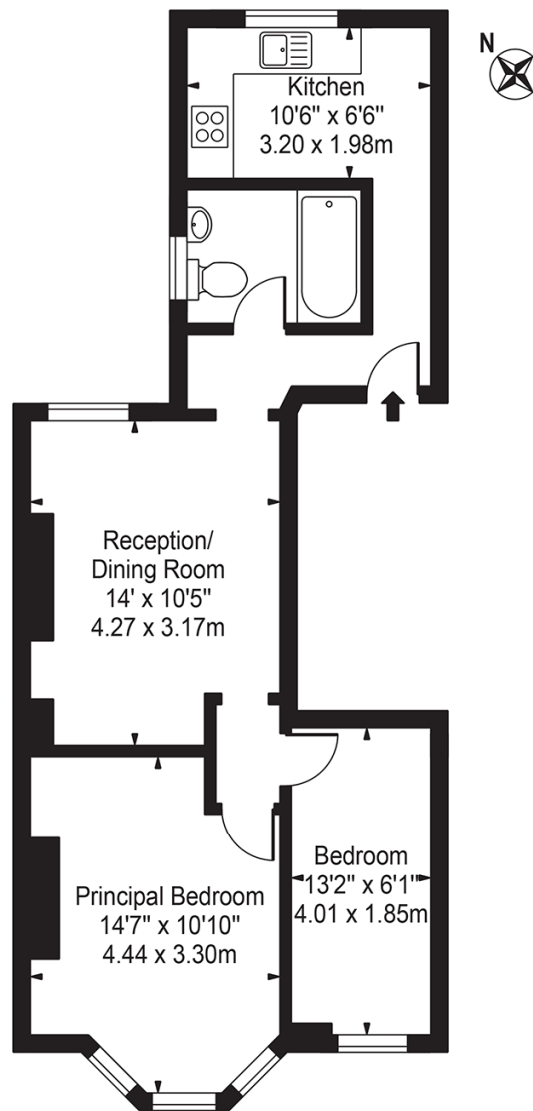






# Fermoy Road

Approx. Gross Internal Area 554 Sq Ft - 51.47 Sq M



## First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Copyright Morriarti Photography & Design LTD

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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

**Tenure:** Share of Freehold

**Term:** 147 year and 0 months

**Service Charge:** Ad Hoc

**Ground Rent:** Peppercorn

**Council Tax Band:** Westminster 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.

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

**Winkworth**

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.