



Fermoy Road, W9

Offers Over £475,000 *Share of Freehold*



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



North Kensington

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## 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.

## KEY FEATURES

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

MATERIAL INFORMATION

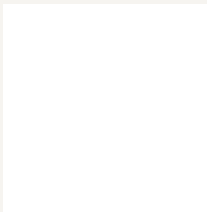
**Tenure:** Share of Freehold  
**Term:** 146 year and 7 months  
**Service Charge:** Ad Hoc  
**Ground Rent:** Peppercorn  
**Council Tax Band:** Westminster Band D  
**EPC rating:** C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 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



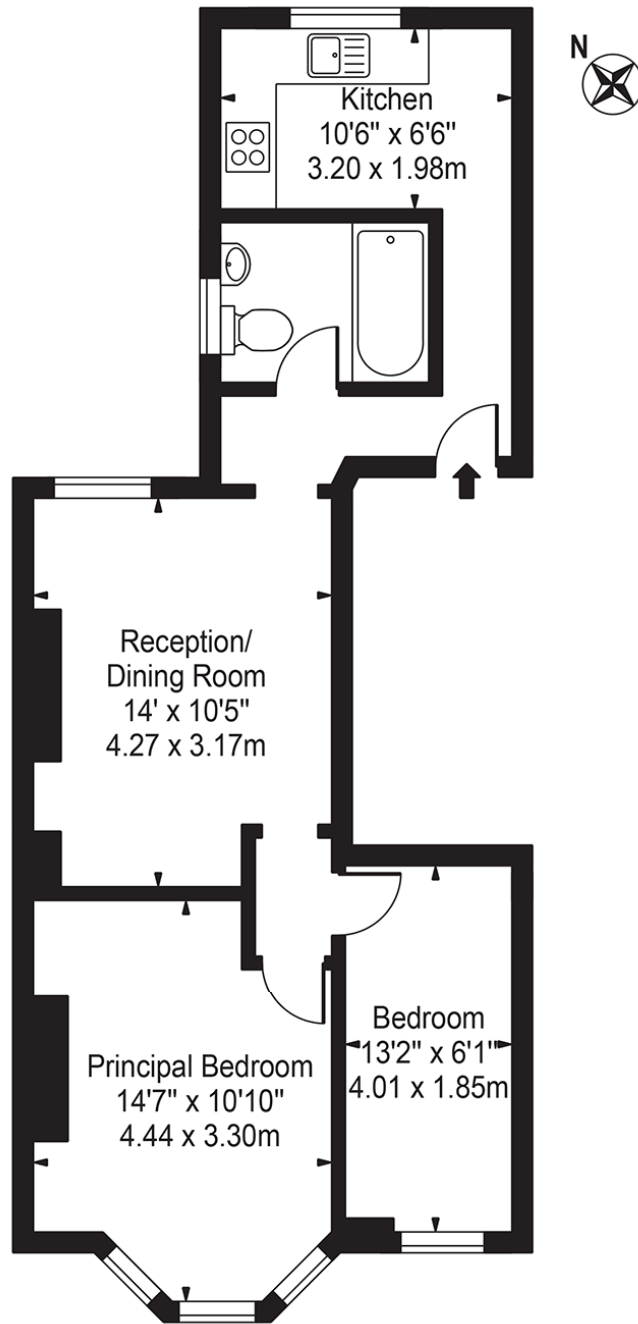
<https://www.winkworth.co.uk/sale/property/LAD250105>

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.



# Fermoy Road

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



## First Floor

For Illustration Purposes Only - Not To Scale

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