



## FORDINGLEY ROAD, LONDON, W9 £500,000 LEASEHOLD

We are delighted to offer this well-proportioned first floor two-bedroom apartment, forming part of an attractive converted house located in the heart of this sought-after area. With a little updating the apartment will be ready for immediate occupation. The apartment retains some wonderful attractive features including high ceilings, full-length sash windows offering a wealth of natural light and a nice Kitchen breakfast room with a door opening to a large roof terrace. Fordingley Road is a quiet tree lined residential location located 0.5 miles from Queens Park (Overground and Underground Station) and in between Queens Park and Paddington Recreational Ground. There are numerous boutique shops, eateries, located on the sought-after Salisbury Road and only one mile away from the famous Portobello Road.

Two Bedrooms | Shower Room | Separate Kitchen | Reception Room | Roof Terrace | Leasehold

**Winkworth**

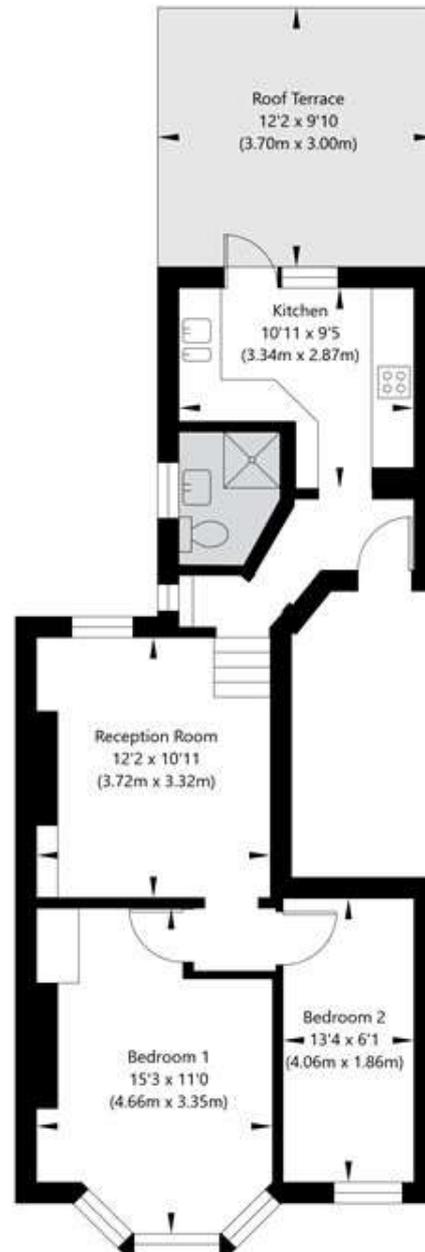
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# Fordingly Road, London W9 3HE

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 50.63 SQ M / 545 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 50.63 SQ M / 545 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** Expires - 14/03/2150

**Service Charge:** £1,012.2 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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