

HILL FARM ROAD, W10
£800,000 SHARE OF FREEHOLD

A BEAUTIFUL PERIOD MAISONETTE WITH A 45 FOOT GARDEN IN THE HEART OF W10

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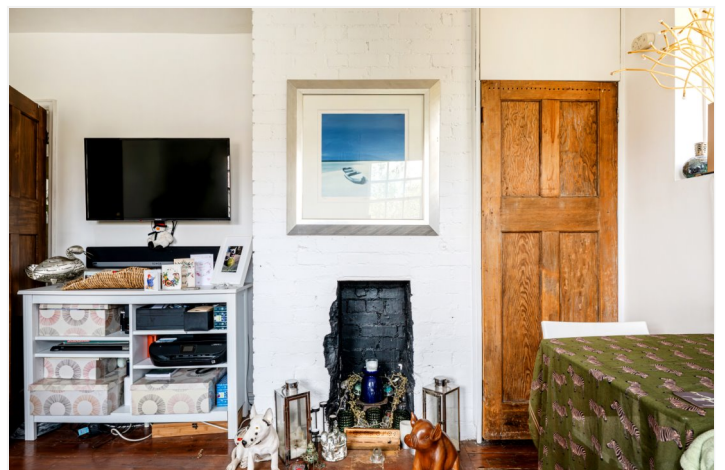
DESCRIPTION:

Discover this stunning purpose-built share of freehold first-floor apartment, perfectly positioned on a quiet and charming residential street. Boasting an exceptionally large private garden—rare for a property of this kind—this home combines generous living space with an abundance of natural light throughout. The property further benefits from a demised loft.

Beautifully laid out, the apartment features a bright and spacious south-facing reception room, a separate modern kitchen, three well-proportioned bedrooms, a stylish family bathroom, an additional WC, and excellent storage solutions. With its own private entrance and direct access to the impressive garden, it offers a sense of space and privacy that's hard to match.

AT A GLANCE

- Share of Freehold
- Three Bedroom Maisonette
- 35' by 45' Private Garden
- Potential to add a Studio subject to relevant permissions in the Garden
- One Family Bathroom
- One WC
- EPC Rating D

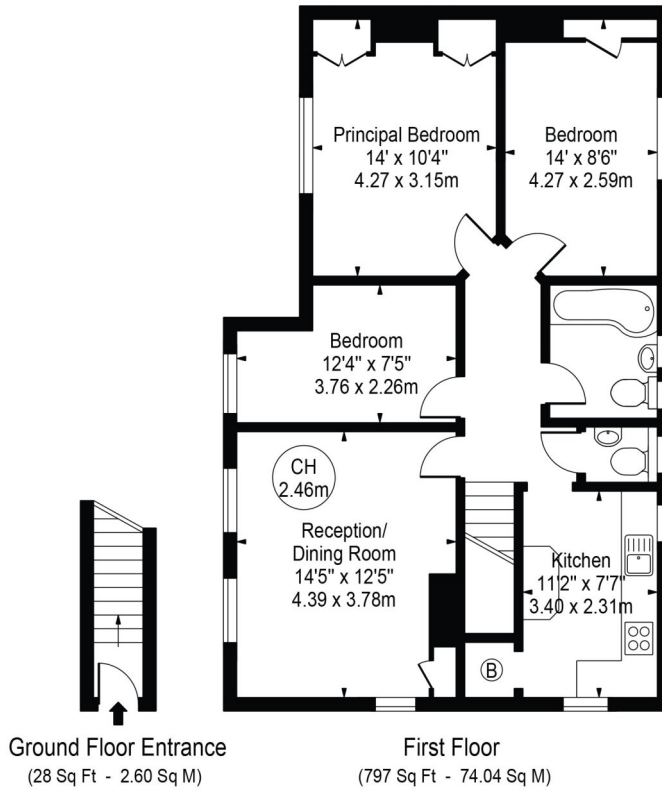
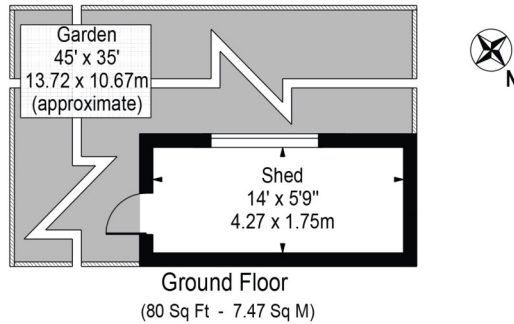




Hill Farm Road

Approx. Gross Internal Area 825 Sq Ft - 76.64 Sq M
(Excluding Shed)

Approx. Gross Internal Area Of Shed 80 Sq Ft - 7.47 Sq M



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.

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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 | | 77 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure: Share of Freehold

Term: 900+ Years

Service Charge: £1,338.00 per annum

Ground Rent: Peppercorn

Council Tax Band: RBKC 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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