

FERNHEAD ROAD, LONDON, W9 £595,000 LEASEHOLD

Winkworth is delighted to offer this beautiful well-proportioned raised ground floor two double bedroom apartment, forming part of an attractive converted house located in the heart of this sought-after area. The apartment is ready for immediate occupation, in excellent condition, retaining some wonderful attractive features, including high ceilings, full-length sash windows offering a wealth of natural light and a large open plan kitchen / reception room, a principal bedroom, a further double bedroom and a beautiful bathroom room suite. Fernhead Road is a tree lined residential location, located 0.5 miles from Queens Park (Overground and Underground Station) and in between Queen Park and Paddington Recreational Ground. There are numerous shops, restaurants located on the sought-after Salisbury Road and only 0.7 miles away from the famous Portobello Road. There is a secure storage area located to the side of the house which is shared with the garden flat.

Two Bedrooms | Reception Room/Kitchen | Bathroom | Permit Parking | Leasehold

Winkworth

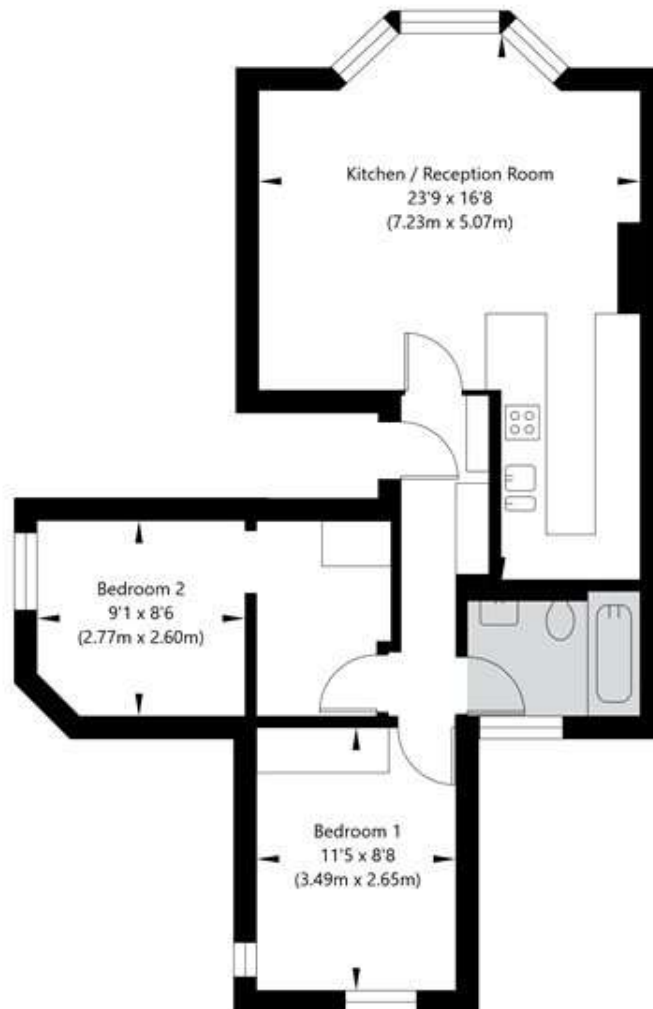
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Fernhead Road, London W9 3EX

Raised Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 57.57 SQ M / 620 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 57.57 SQ M / 620 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: Leasehold

Term: Expires - 07/01/2117

Service Charge: £1,920.41 per annum

Ground Rent: £10 Annually (subject to increase)

Council Tax Band: C

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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