



EYNHAM ROAD, W12
OFFERS OVER £700,000 SHARE OF FREEHOLD

**A SPACIOUS UPPER MAISONETTE WITH
 GARDENS, SHARE OF FREEHOLD, AND
 EXCITING POTENTIAL FOR FULL
 RENOVATION**

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

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DESCRIPTION:

Maintaining many of its original features, this upper floor maisonette is full of character and offers fantastic potential. In need of full renovation, the property is arranged over the first and second floors, with its own private entrance at ground level.

The first floor comprises a spacious kitchen, large bay-fronted double reception room, an adjoining side room that could be used as a study or additional bedroom, and a convenient WC/utility room. On the second floor, there is a family bathroom, a generous master bedroom, and a dressing room. The property further benefits from direct access, via a door and staircase from the kitchen, to a shared garden (with one other property) and an additional communal garden, offering excellent outdoor space.

Eynham Road is a quiet, tree-lined residential street in North Kensington, just moments from the open green spaces of Wormwood Scrubs. Excellent transport links are close by at Ladbroke Grove and White City, while the world-famous Portobello Road and the extensive shopping at Westfield are also within easy reach.

AT A GLANCE

- Private ground floor entrance
- Spacious double reception room
- Flexible side room/study
- Large kitchen
- Private and shared and communal gardens
- Generous master bedroom with dressing Room
- Share of freehold, chain free
- EPC Rating C





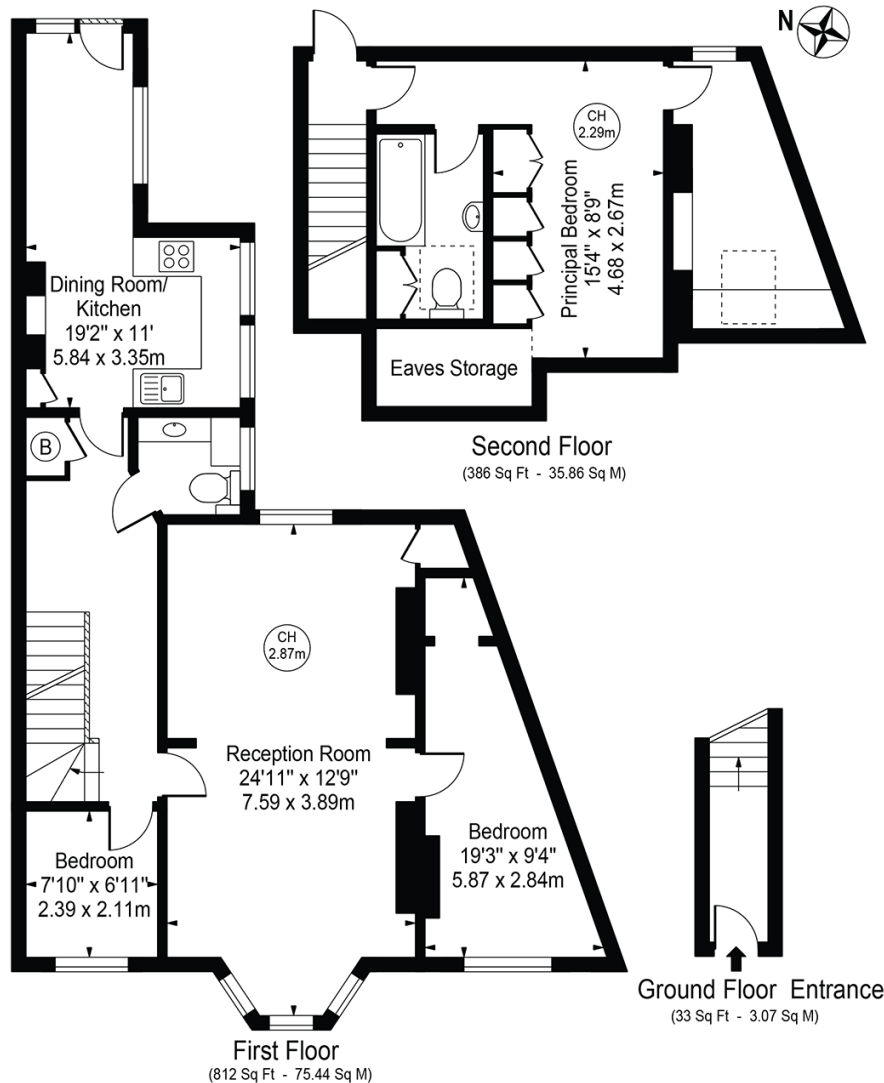
Eynham Road

Approx. Total Internal Area 1231 Sq Ft - 114.36 Sq M

(Including Eaves Storage)

Approx. Gross Internal Area 1196 Sq Ft - 111.11 Sq M

(Excluding Eaves Storage)



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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: 899 year and 10 months

Service Charge: Ad Hoc

Ground Rent: Peppercorn

Council Tax Band: Band E

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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