



Croxley Road, W9

£450,000 *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 then 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 separate Kitchen, a bathroom suite and two bedrooms. Croxley Road is a quiet tree lined residential location, located 0.4 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 Croxley Road is situated approximately one mile away from the famous Portobello Road.



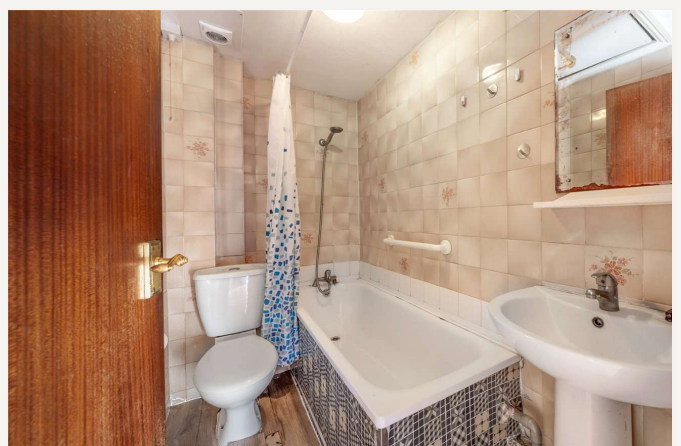
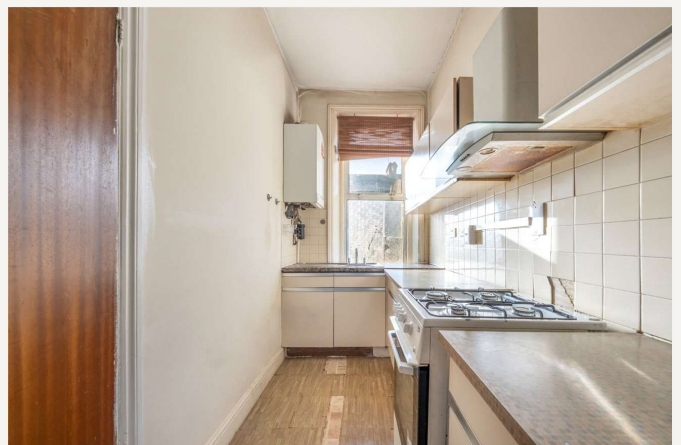
Winkworth Maida Vale

020 7289 1692 | maidavale@winkworth.co.uk



KEY FEATURES

- Principal Bedroom
- Second Bedroom
- Bathroom
- Separate Kitchen
- Reception Room
- Leasehold





MATERIAL INFO

Tenure: Leasehold

Term: 147 year and 6 months

Service Charge: £1,652.16 per annum

Service Charge Note: Includes Reserve Fund Contribution of £242.04 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: D

EPC rating: C

Electricity supply: Mains Supply

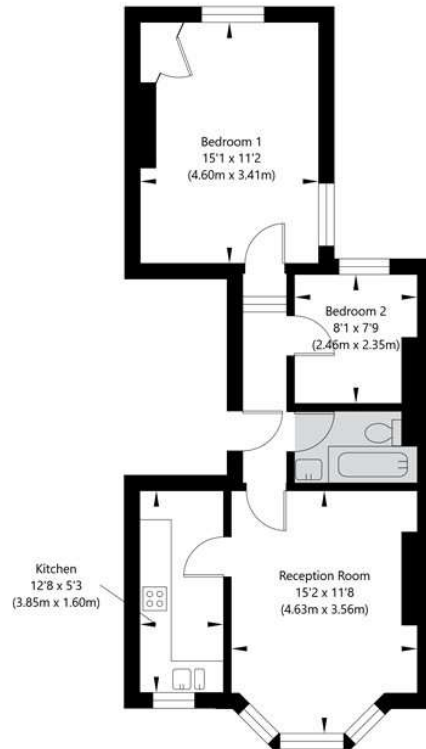
Sewerage supply: Mains Supply

Water supply: Mains Supply

Mobile signal: Good Outdoor and In-home

Croxley Road, London W9 3HL

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 51.82 SQ M / 558 SQ FT



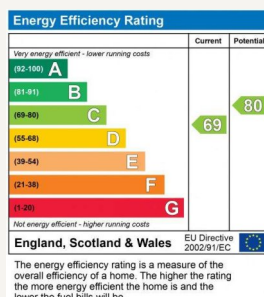
APPROXIMATE GROSS INTERNAL FLOOR AREA 51.82 SQ M / 558 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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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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