



**FERMOY ROAD, W9**  
**£2,750 PER MONTH PART FURNISHED**

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

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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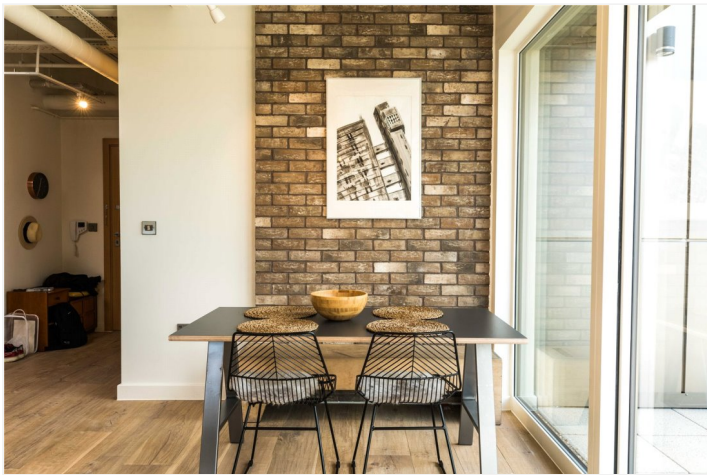
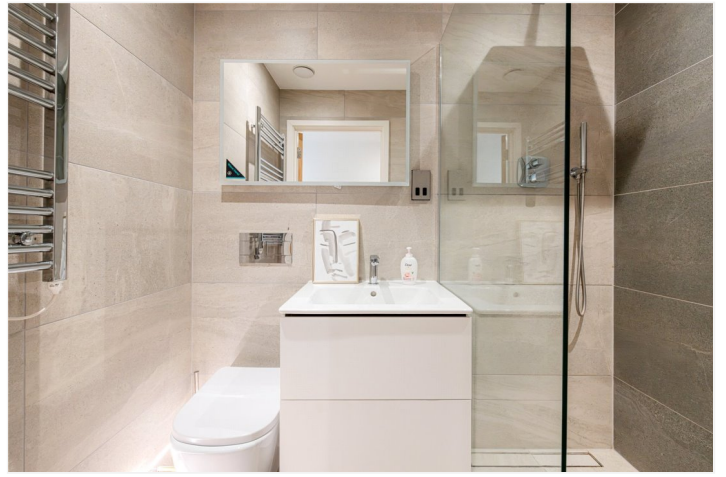
This newly built, two-bedroom apartment with a private roof terrace is being offered to the rental market in March 2024. Finished to a high standard throughout, the flat has been created in a modern industrial style featuring large windows, an open plan kitchen living space which opens onto the roof terrace and benefits from underfloor heating throughout. Comprises a large bright modern reception with large panoramic windows, master bedroom with en-suite, second spacious double bedroom, a modern stylish bathroom. With lift access, private secure bike storage in the building and high-speed fibre broadband, the block has been designed to offer fantastic homes in the heart of London. Early viewings are strongly recommended on this unique property.

Located by the Grand Union Canal, the apartment is a short walk away from Westbourne Park Road Station as well as the bus routes nearby ensuring the flat is well connected to all of London and beyond. With Portobello Road just over the canal as well as Little Venice being just down the road, there is a plethora of excellent local shops, cafés to explore on the doorstep.

## AT A GLANCE

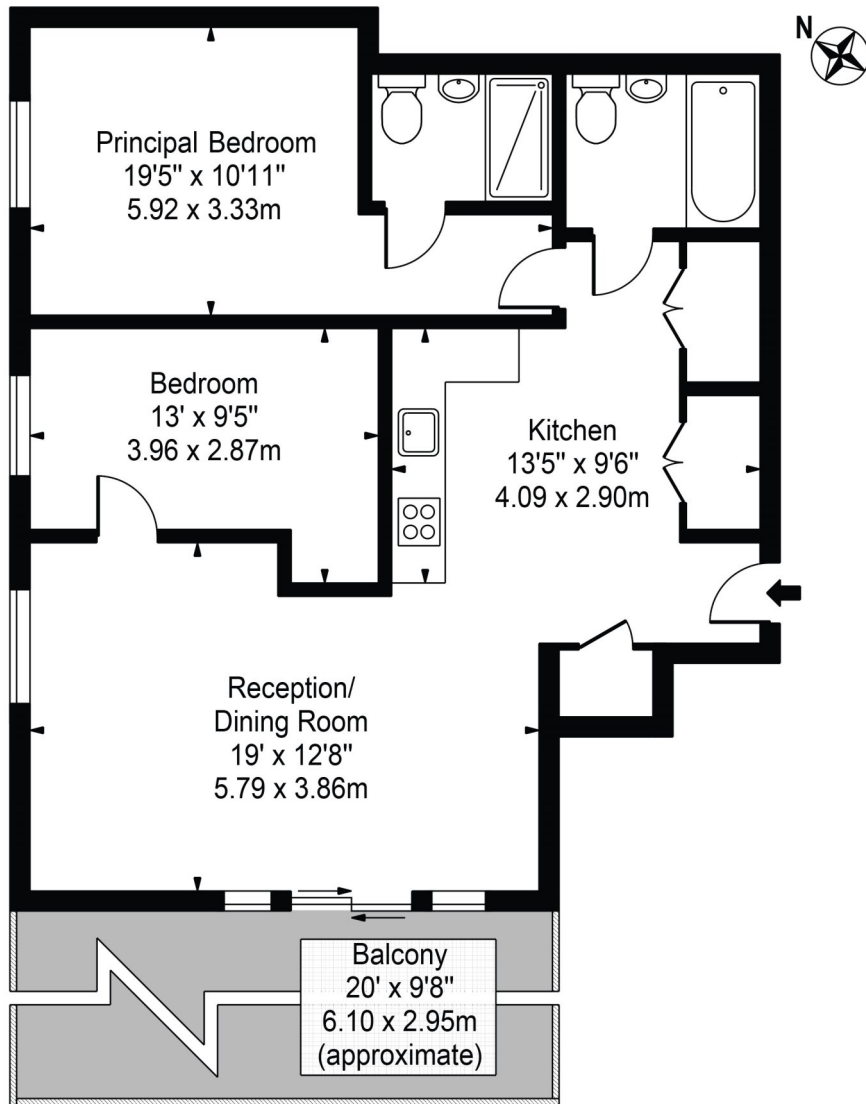
- PANORAMIC VIEWS
- MODERN
- SPACIOUS
- ROOF TERRACE
- BRIGHT AND AIRY
- STYLISH





# Fermoy Road

Approx. Gross Internal Area 785 Sq Ft - 72.93 Sq M



## Fourth Floor

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.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Deposit: £0.00**

**Council Tax Band:**

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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