



Harrow Road, London

Top Floor Apartment

Asking Price Of: £385,000

This top floor, split level fully renovated apartment is being offered to the market for sale. Thanks to the dual aspect arising from being top floor, the flat is flooded with natural light which highlights the space offered. The modern finishes and clever storage solutions added during the update, ensure the flat feels spacious and practical whilst retaining many of its original charm and character. Sitting on top of a daytime only opening hours commercial premises, the flat boasts a long lease and low annual charges. All of this combines to make a flat that is a great first step on the housing ladder as well as a solid investment long term. Early viewings are strongly recommended.



- Bright top floor apartment
- Period conversion
- Fully refurbished
- Clever storage solutions
- Above commercial unit
- Close to Notting Hill and Maida Vale
- Walking distance to Westbourne Park Station
- A short walk to Portobello Road and Golborne Road

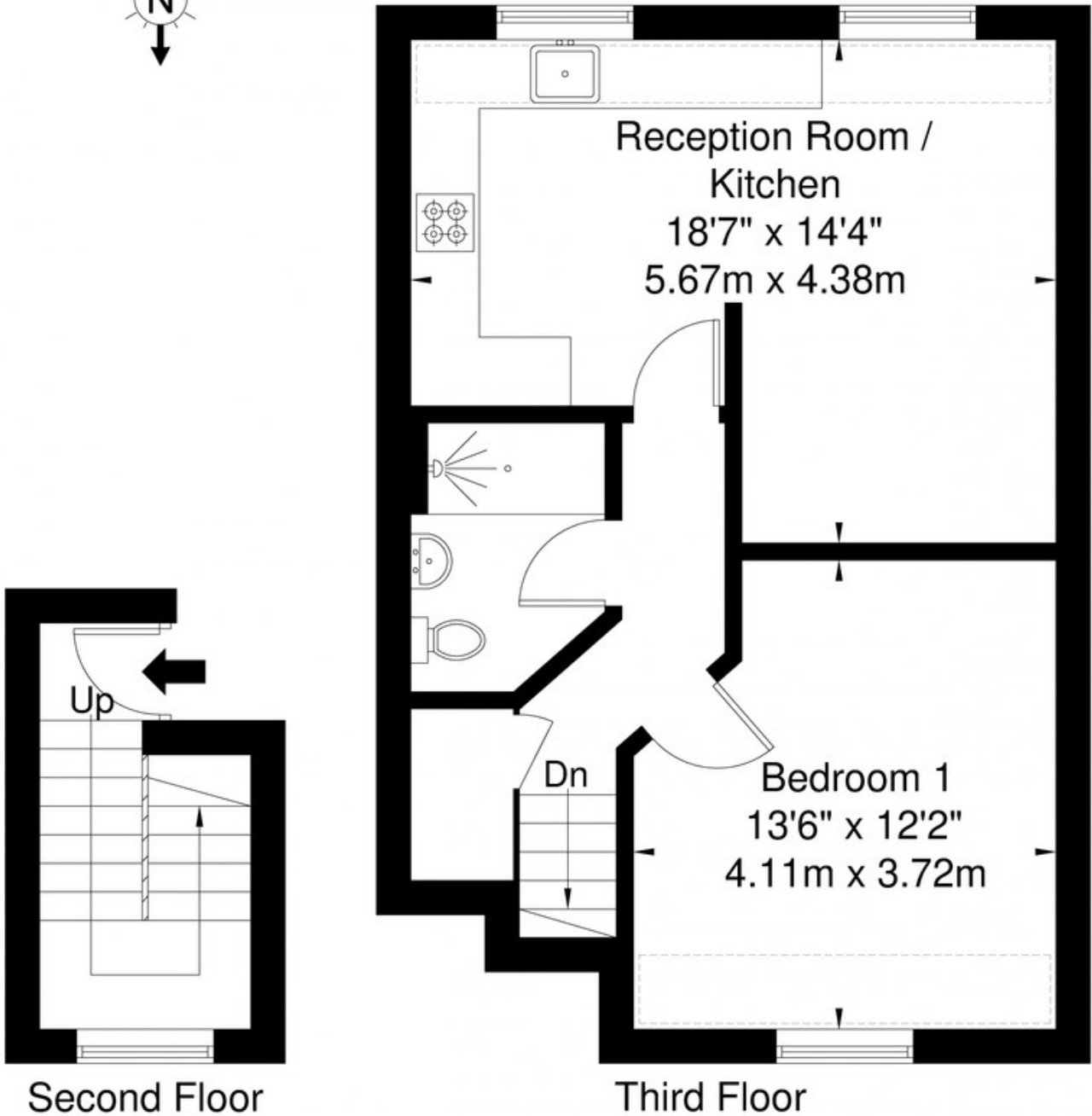
Located between Maida Vale and Notting Hill, Portobello Road is just over the other side of the Grand Union Canal and Queens Park within walking distance, the flat is surrounded by an excellent array of world famous shops, cafes and restaurants to explore and enjoy. The flat is a short walk away from Westbourne Park Station as well as Royal Oak Station and this combined with the bus routes that run along the Harrow Road, ensure there is a wide variety of transport links that connect the flat to all of London and beyond.

Harrow Road, W9 3QA

Approx. Gross Internal Area = 52.4 sq m / 564 sq ft



= Reduced headroom below 1.5m / 5'0"



Second Floor

Third Floor

Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Westways



Tenure: Leasehold

Lease Remaining: 122

Gross Internal Area: 564 sqft

Ground Rent: £100

Local Authority: Westminster City Council

Council Tax Band: C

EPC Rating: C

In accordance with the 1993 Misdescriptions Act: The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order. Neither has the Agent checked the legal documents to verify the Leasehold/Freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.