



BRACEWELL ROAD, W10
OFFERS IN EXCESS OF £485,000 SHARE OF FREEHOLD

A WONDERFUL GROUND FLOOR FLAT WITH A GARDEN IN A PERIOD BUILDING IN A QUIET RESIDENTIAL STREET IN NORTH KENSINGTON CLOSE TO "LITTLE WORMWOOD SCRIBS"

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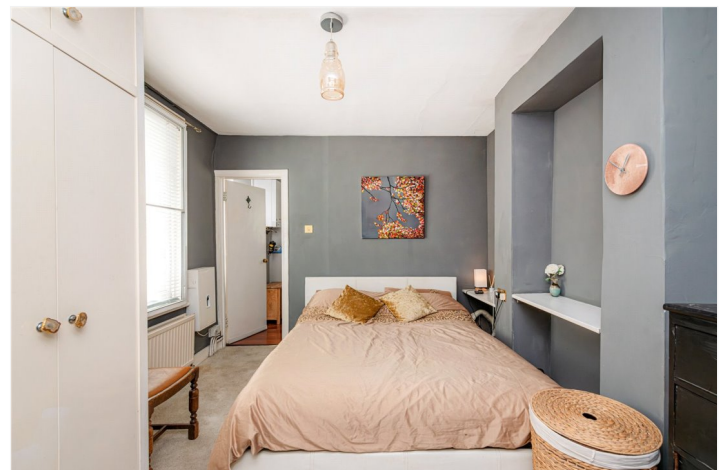
DESCRIPTION:

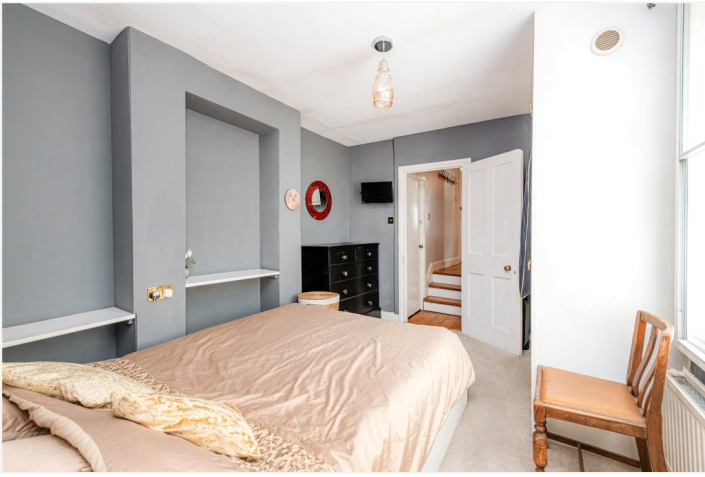
The flat offers one bedroom with an ensuite bathroom. The kitchen offers an open plan room, leading into the grand reception room, which benefits from excellent natural light and an attractive aspect of Bracewell Road. The property benefits from excellent ceiling heights, period features and its own large cellar. The cellar offers a good opportunity to extend into subject to the necessary planning consents.

Transport links can be found close by at Ladbroke Grove (Hammersmith & City line towards Paddington and Liverpool Street Station) and Kensal Green (Bakerloo line) underground stations, or White City which has the Central Line and Circle Line. Westfield Shopping Centre is nearby as well as a variety of local shops, cafes and restaurants on Portobello Road. There is a park at the bottom of the road with play areas for younger and older children and an outside gym. Wormwood Scrubs is nearby offering a huge open space and is also a designated nature reserve.

AT A GLANCE

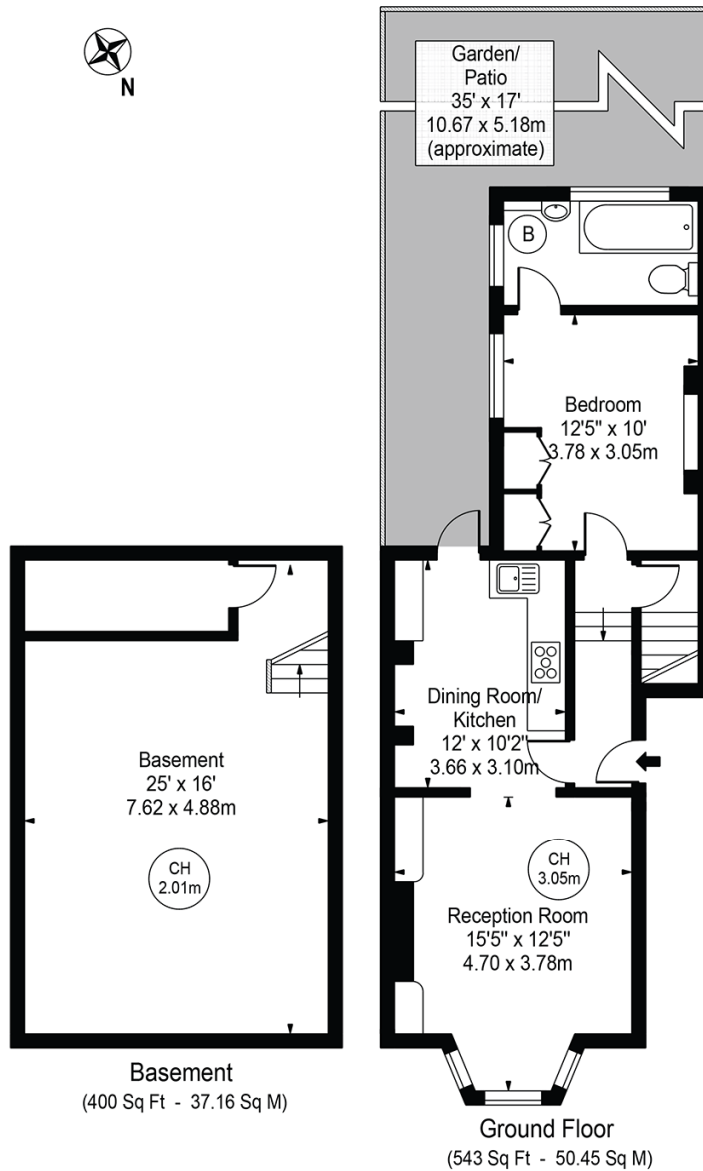
- Ground Floor Flat
- Fabulous Garden
- High Ceilings
- Large Cellar
- Newly Renovated
- Shaker Style Kitchen
- Opportunity to Extend Subject to the Necessary Planning Consents
- EPC Rating C





Bracewell Road

Approx. Gross Internal Area 943 Sq Ft - 87.61 Sq M



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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		70	75
EU Directive 2002/91/EC			

- Tenure:** Share of Freehold
- Term:** 82 year and 6 months
- Service Charge:** Ad Hoc
- Ground Rent:** Peppercorn
- Council Tax Band:** RBKC 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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