



## FERNHEAD ROAD, LONDON, W9 £699,950 LEASEHOLD

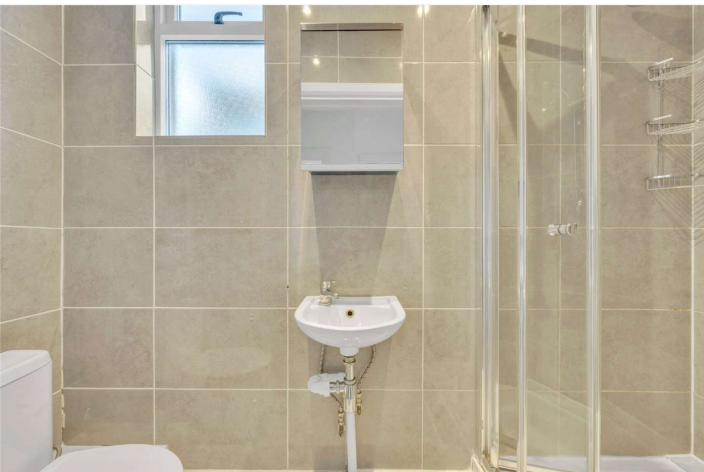
We are delighted to offer this beautiful spacious (approx. 1054 sq. ft.) well-proportioned first and second floor two double bedroom maisonette occupying the first and second floors of an attractive converted house located in the heart of this sought-after area. The apartment is ready for immediate occupation, offered in excellent condition and retains some wonderful attractive features including a large reception room with high ceilings, full-length sash windows offering a wealth of natural light and a large kitchen / breakfast room. Fernhead Road is located 0.3 miles from Westbourne Park Station and numerous shops located on the Harrow Road and only one mile away from the world-famous Portobello Road.

Primary Bedroom With En-Suite Bathroom | Second Double Bedroom | Shower Room | Reception  
| Kitchen/Breakfast Room | Private Entrance | Leasehold

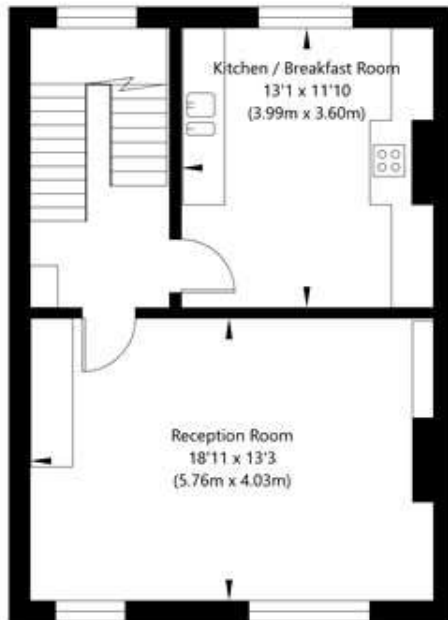
**Winkworth**

for every step...

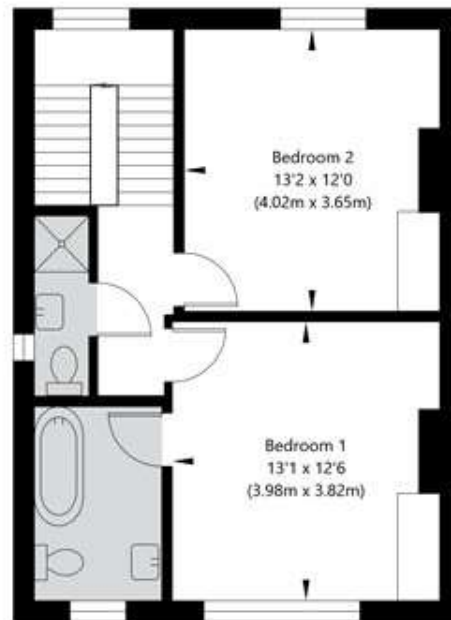
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Fernhead Road, Maida Hill, London W9 3ET



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 47.06 SQ M / 507 SQ FT



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 47.19 SQ M / 508 SQ FT

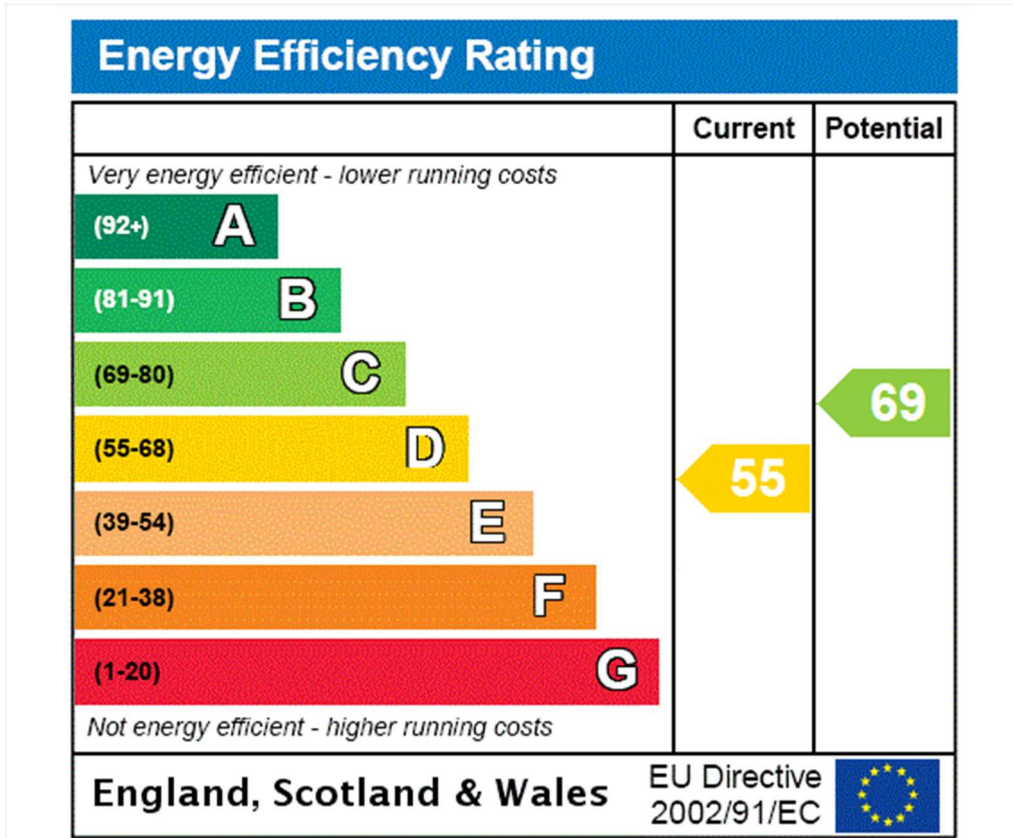


Ground Floor Entrance  
GROSS INTERNAL FLOOR AREA  
APPROX. 3.62 SQ M / 39 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 97.87 SQ M / 1054 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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**Tenure:** Leasehold

**Term:** Expires - 30/06/2139

**Service Charge:** £1,463 per annum

**Ground Rent:** £ 10 Annually (subject to increase)

**Council Tax Band:** D

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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