



## COOMASSIE ROAD, LONDON, W9 £299,950 LEASEHOLD

A cosy raised ground floor one bedroom apartment forming part of an attractive converted house located in the heart of this fashionable area. The apartment is in good condition, offers a wealth of natural light and has an open-plan kitchen family room. The apartment would make an ideal first-time purchase or pied-a-terre. Coomassie Road is situated within walking distance of all the local amenities, including boutique shops, cafes and 0.5 miles away from the underground at Westbourne Park (Circle and Hammersmith & City line).

Double Bedroom | Bathroom | Open Plan Kitchen/Reception Room | Leasehold

**Winkworth**

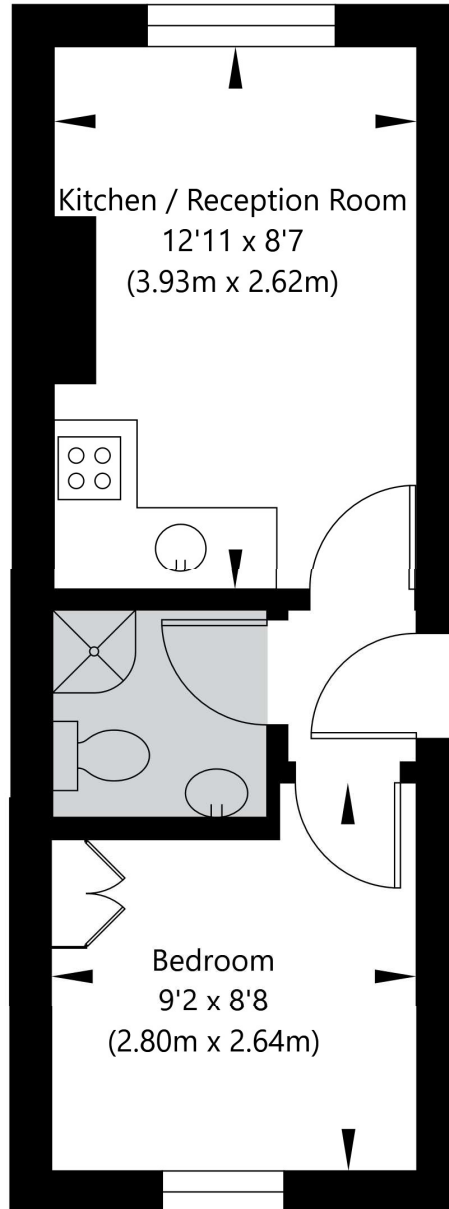
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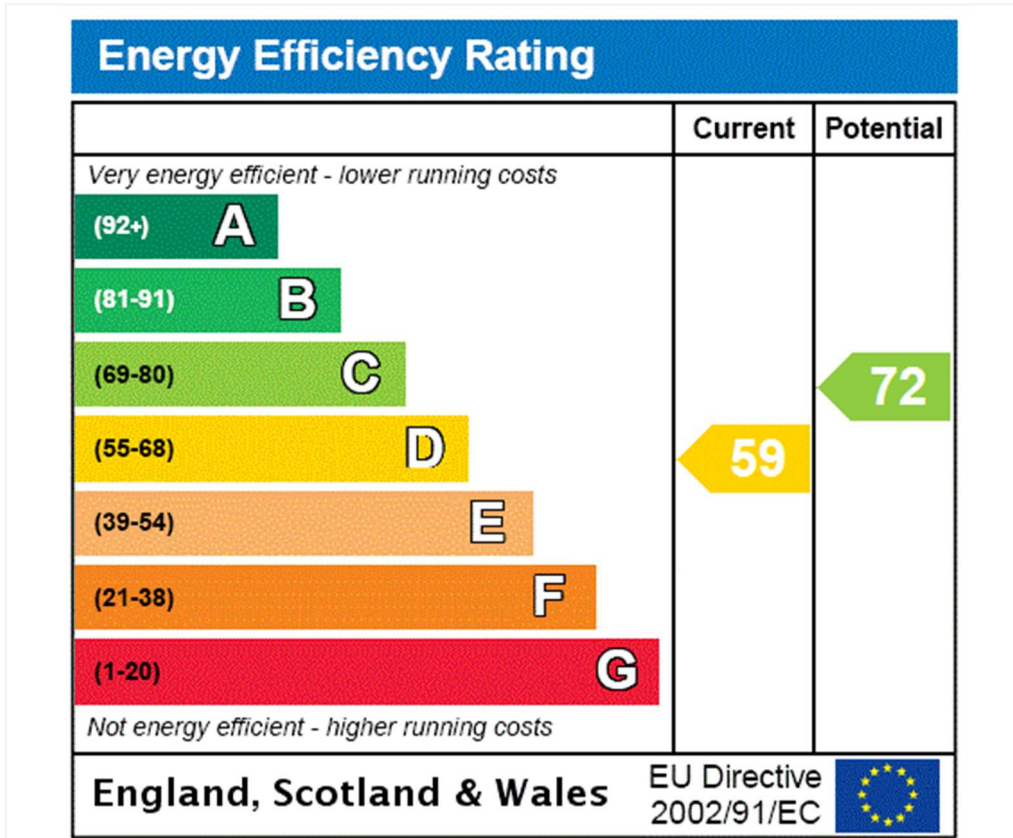
# Coomassie Road, London, W9 3BW

Raised Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 21.37 SQ M / 230 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 21.37 SQ M / 230 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
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**Tenure:** Leasehold

**Term:** Expires - 01/01/2978

**Service Charge:** £567.92 per annum

**Ground Rent:** £ 70 Annually (subject to increase)

**Council Tax Band:** D

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