



APPLEFORD ROAD, W10  
£430,000 LEASEHOLD

A FANTASTIC DUPLEX FLAT FLOODED WITH  
NATURAL LIGHT CLOSE TO THE AMENITIES  
OF GOLBORNE ROAD

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## DESCRIPTION:

This exceptionally bright purpose built flat presented throughout in a modern style offers space, location and value for money. Situated on the second and third floors of this secure purpose built development, the property has been modernised by the current owners to provide an open plan fully fitted kitchen/reception room with dual aspect windows on the lower floor. The two double bedrooms and modern bathroom are situated on the higher floor offering well-proportioned, good quality space. The property further benefits from plenty of storage. All in all a bright, wonderful home.

Located on Appleford Road, the flat is well situated to take advantage of all that the area has to offer. There is a wide selection of shops, restaurants and cafes on the nearby Golborne Road, plus the wonders of Portobello Road Market. Westbourne Grove Underground Station (Hammersmith & City and Circle Lines) and good local bus routes provide access in and out of the city.

## AT A GLANCE

- Two Bedrooms
- Purpose Built Secure Building
- Duplex Flat
- Second and Third Floors
- New Modern Fully Fitted Kitchen
- Modern Bathroom
- Fantastically Located Minutes from Golborne Road
- EPC Rating D



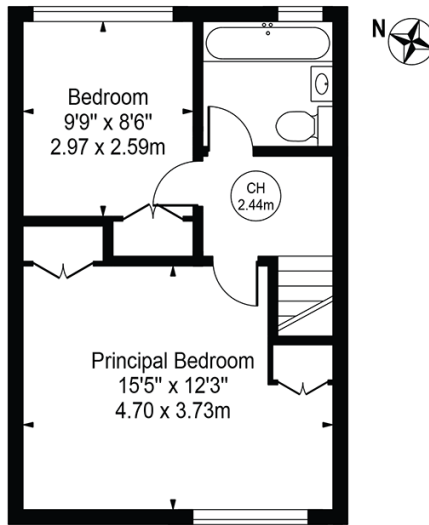




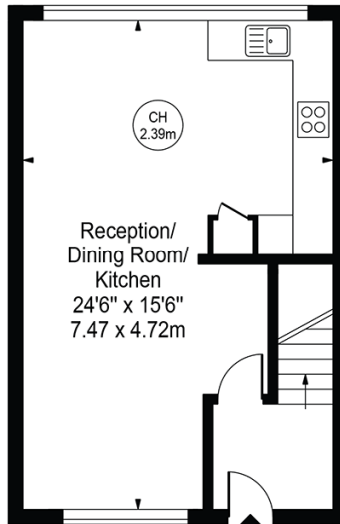


# Appleford Road

Approx. Gross Internal Area 759 Sq Ft - 70.51 Sq M



**Third Floor**  
(379 Sq Ft - 35.20 Sq M)



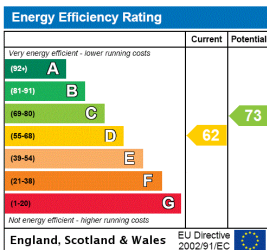
**Second Floor**  
(380 Sq Ft - 35.26 Sq M)

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.



**Tenure:** Leasehold

**Term:** 90 year and 10 months

**Service Charge:** £2760 per annum

**Ground Rent:** £ 10 Annually

**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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