

## GRITTLETON ROAD, LONDON, W9 £525,000 LEASEHOLD

Winkworth are pleased to offer a refurbished two bedroom raised ground floor apartment forming part of a converted house which is ready for immediate occupation. The property has been custom designed to create a good size open plan kitchen entertaining area which boasts a wealth of natural light, two bedrooms and a fully tiled bathroom suite. Grittleton Road is located in the heart of this fashionable area close to local shops, cafes, public transport facilities including both Westbourne Park station (Hammersmith & City Line 0.5 miles), Maida Vale Underground station (Bakerloo line 0.6 miles) and is within walking distance of Paddington Recreation Ground (0.4 miles).

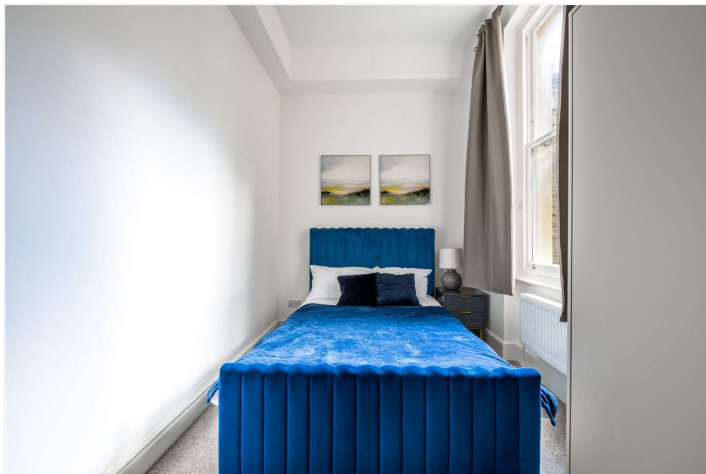
Two Double Bedrooms | Family Bathroom | Open Plan Kitchen/Reception Room | Leasehold

**Winkworth**

for every step...

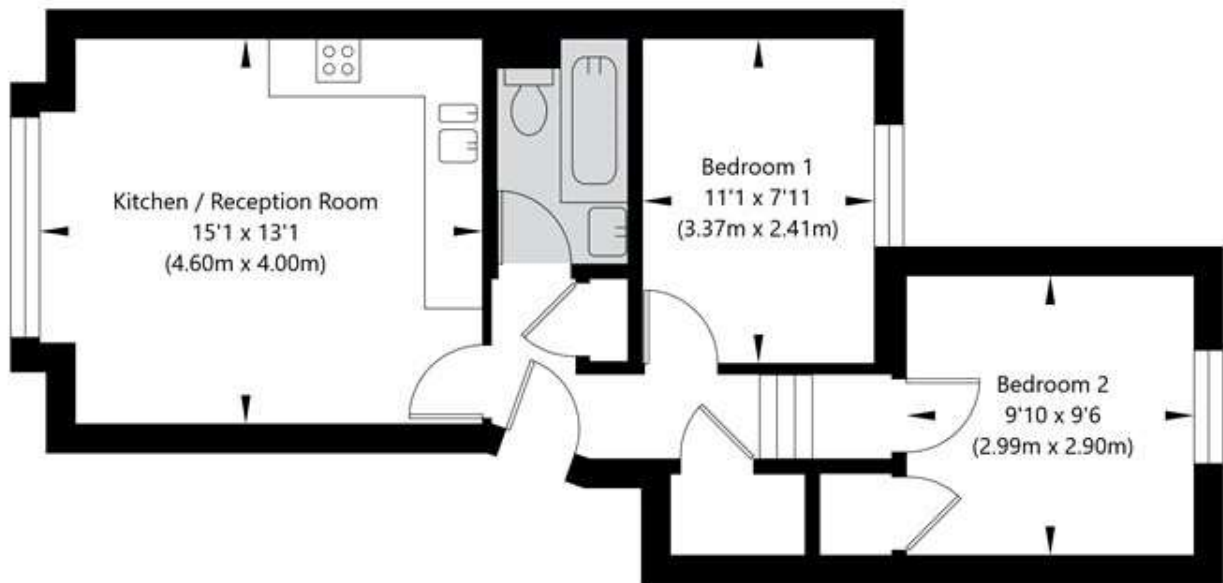
[winkworth.co.uk/maida-vale](https://www.winkworth.co.uk/maida-vale)





## 4B Grittleton Road, London W9 2DD

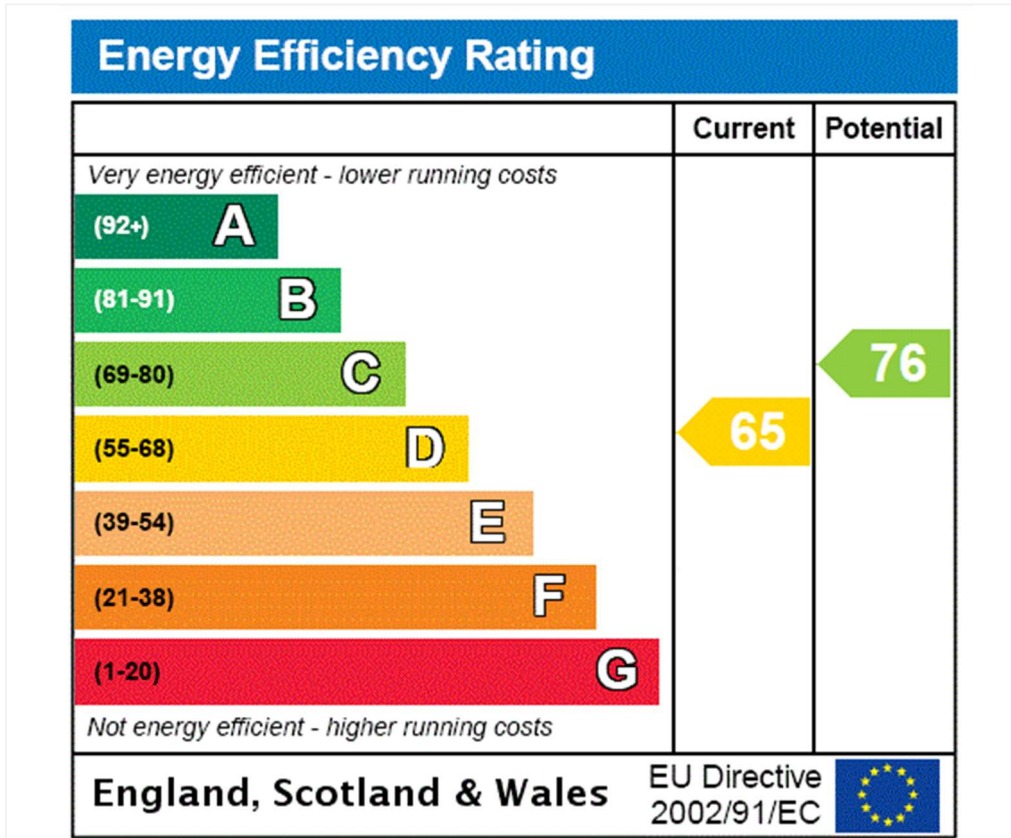
Raised Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 47.07 SQ M / 507 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 47.07 SQ M / 507 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.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMERSHOREPIX.CO.UK





**Tenure:** Leasehold  
**Term:** Expires - 01/01/2149  
**Service Charge:** £650 per annum  
**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.

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. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested

Maida Vale | 211-213 Sutherland Avenue, London, W9 1RU | 020 7289 1692 |



for every step...

[winkworth.co.uk/maida-vale](http://winkworth.co.uk/maida-vale)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.