



**MATTHEW CLOSE, W10**  
**£375,000 LEASEHOLD**

## **FANTASTIC SPACIOUS ONE BEDROOM FLAT IN THIS GREAT GATED DEVELOPMENT**

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## DESCRIPTION:

A modern one bedroom apartment situated moments away from Ladbroke Grove. The flat has a bright double bedroom with plenty of storage, open plan kitchen reception room and contemporary bathroom. The development is gated and further benefits from communal gardens.

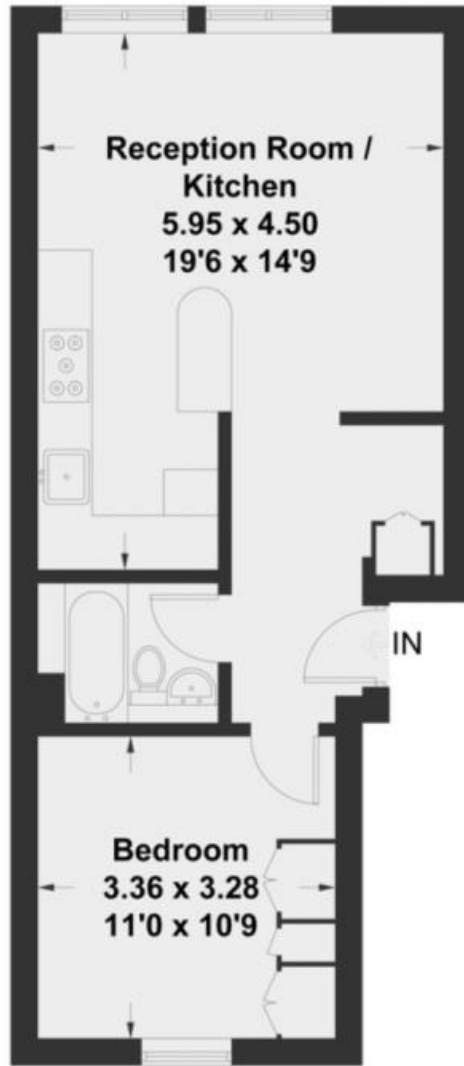
Matthew Close is situated just off Barlby Road. Transport links can be found close by at Ladbroke Grove (Hammersmith & City line towards Paddington and Liverpool Street station) and Kensal Green (Bakerloo line) underground stations, as well as a variety of shops, cafes and restaurants on Golborne Road, Portobello Road and Chamberlayne Road.

## AT A GLANCE

- Bright One Bedroom Flat
- Fully Fitted Open Plan Kitchen
- Gated Development
- Communal Gardens
- EPC Rating C
- Leasehold 86 years 7 months
- Ground Rent £10 pa
- Service Charges £1364 pa







### First Floor

Matthew Close

Approximate Gross Internal Area = 44.5 sq m / 479 sq ft

Illustration for Identification Purpose Only. Not to Scale.

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
Very energy efficient - lower running costs		
(92) <b>A</b>		
(81-91) <b>B</b>	83	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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