

RESIDENTIAL





Situated on the second floor (with lift) of this modern development is this bright and beautifully finished one bedroom apartment. The property spans across approximately 565 sq ft and comprises a large open plan fully-fitted kitchen/reception room with wooden flooring, a private balcony, a double bedroom with fitted wardrobes and a family bathroom. Further benefits include integrated Miele appliances, underfloor heating throughout, and secure bicycle storage.

The apartment is located in the heart of Maida Vale within easy walking distance of the cafes, restaurants and everyday amenities of Maida Vale, Notting Hill and Queen's Park. The sporting facilities and open green spaces of Paddington Recreation Ground are also close by. Westbourne Park Underground station (Circle and Hammersmith & City lines) is 0.4 miles away with Queen's Park station (Bakerloo and London Overground lines) approximately 0.6 miles away.



Floor Plan

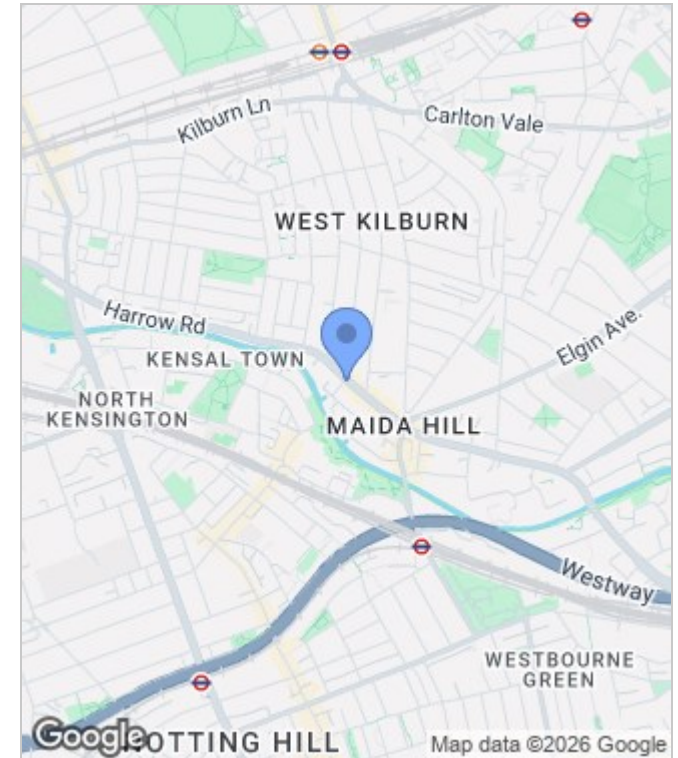


Fermoy Road, Maida Vale, W9

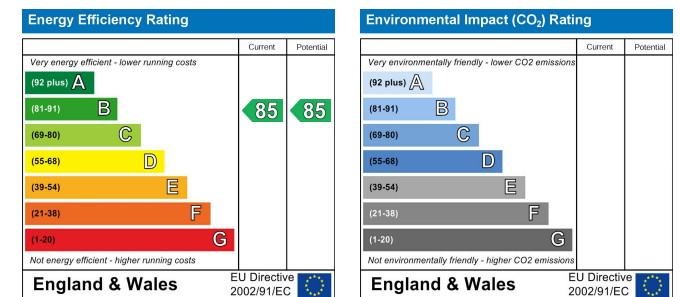
Total Gross Area: 565 ft² ... 52.5 m² (excluding balcony)

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



020 7046 6275 • sales@charmillresidential.co.uk • 51 Maida Vale, Little Venice, London W9 1SD
charmillresidential.co.uk