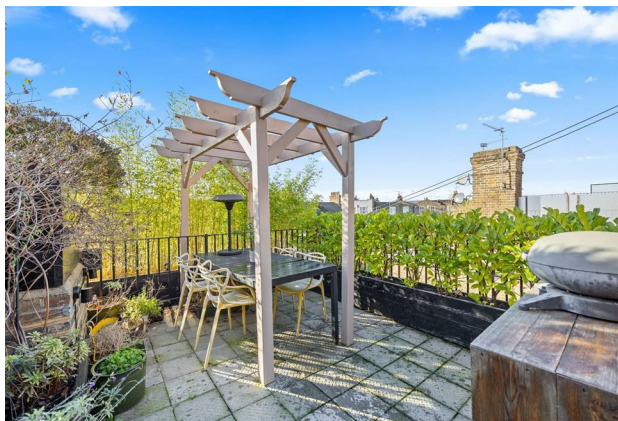




Croxley Road W9

Parkheath  
*Sold on Service*





# Croxley Road, W9, £595,000, Leasehold - Share of Freehold

## Westminster City Band E

- Top-floor two-bedroom Victorian conversion on Croxley Road, W9.
- Turn-key apartment, meticulously renovated for style and substance.
- Inviting atmosphere with Farrow & Ball paint throughout.
- Expansive (non-demised) roof terrace with a pagoda and built-in storage.
- Exciting potential for an additional level in the included loft space.
- Past planning permission for extra bedroom, bathroom, and dressing room (requires resubmission).
- Convenient access to Queens Park station, Paddington Recreation ground, and local amenities.
- Perfect for first-time buyers or savvy investors.
- A captivating blend of Victorian charm and modern comfort.
- EPC: Rating D, Council Tax: Westminster City band E

Belsize Park/Hampstead  
208 Haverstock Hill  
NW3 2AG  
Sales 020 7431 1234  
Lettings 020 7431 3104  
[nw3@parkheath.com](mailto:nw3@parkheath.com)

South/West Hampstead  
192 West End Lane  
NW6 1SG  
Sales & Lettings  
Tel 020 7794 7111  
[192@parkheath.com](mailto:192@parkheath.com)

Kensal Rise  
54-56 Chamberlayne Rd  
NW10 3JH  
Tel 020 8960 4845  
[kensal@parkheath.com](mailto:kensal@parkheath.com)

Property Management  
192 West End Lane  
NW6 1SG  
020 7433 6174  
[pm@parkheath.com](mailto:pm@parkheath.com)

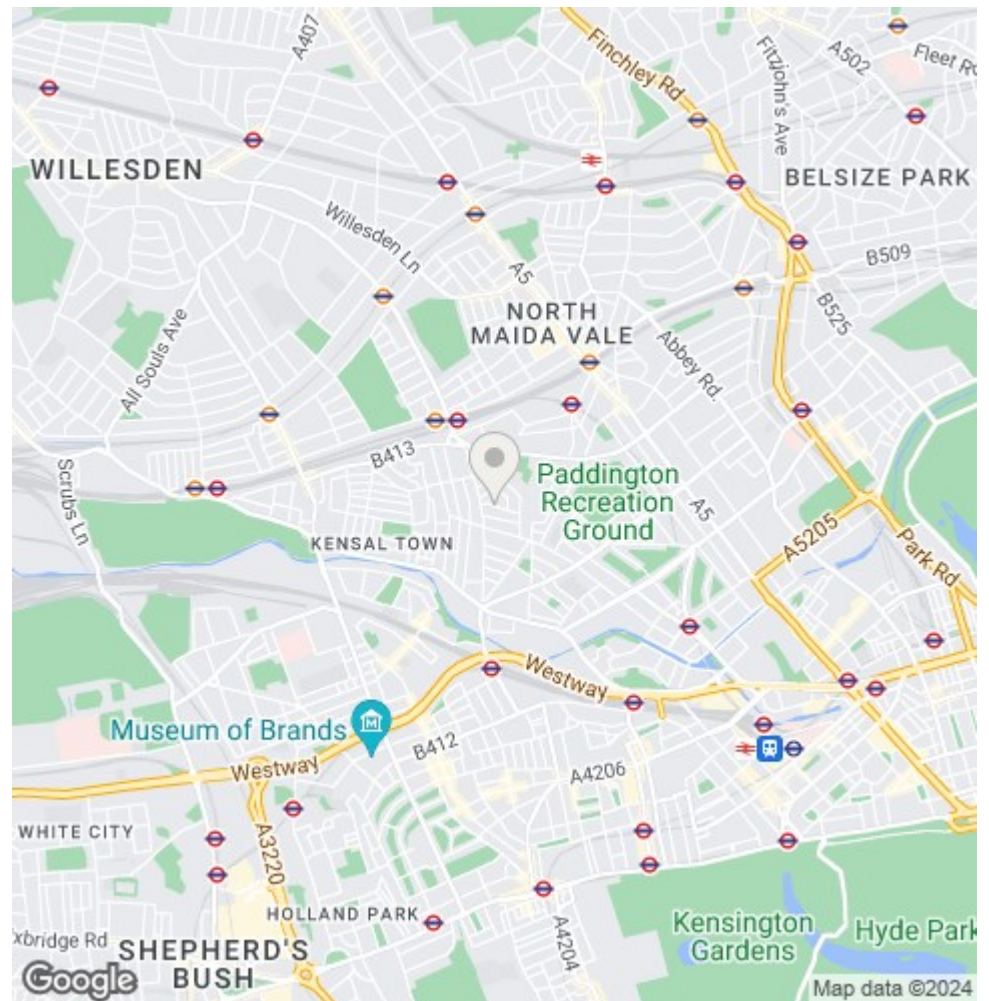
**Parkheath**  
*Sold on Service*

[www.parkheath.com](http://www.parkheath.com)

  
**Croxley Road, London, W9**  
 Approximate Gross Internal Area 63 sqm / 678 sqft



THIS FLOOR PLAN IS PRODUCED FOR PARKHEATH SUBMITTED BY ARCHIMEDIA web: www.archi-media.co.uk  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective buyer or lease. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figures given in initial guidance only and should be treated as such.



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