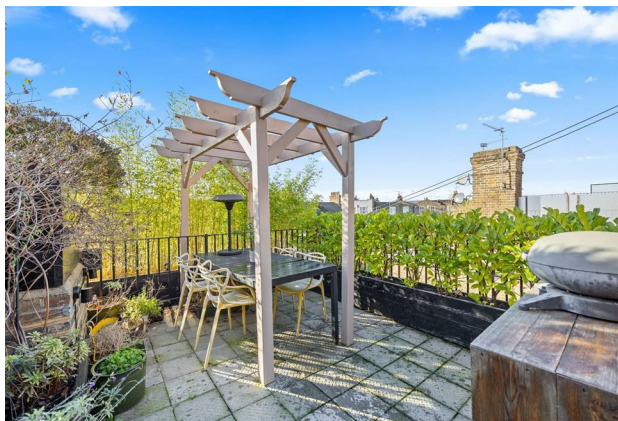




Croxley Road W9

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

South/West Hampstead
192 West End Lane
NW6 1SG
Sales & Lettings
Tel 020 7794 7111
192@parkheath.com

Kensal Rise
54-56 Chamberlayne Rd
NW10 3JH
Tel 020 8960 4845
kensal@parkheath.com

Property Management
192 West End Lane
NW6 1SG
020 7433 6174
pm@parkheath.com

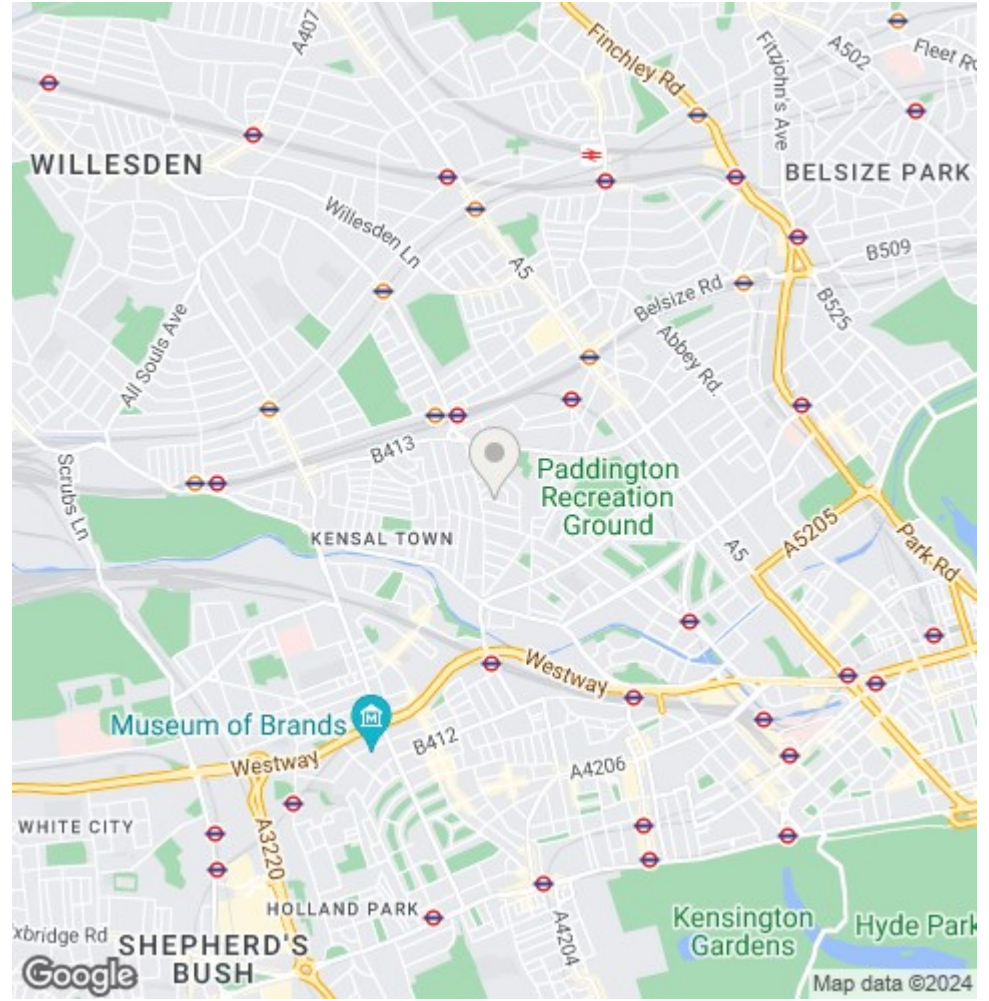
Parkheath
Sold on Service

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.



The particulars do not constitute part of an offer or contract. The particulars, including text, photographs and plans, are for the guidance only of prospective purchasers/tenants and must not be relied upon as statements of fact. The descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise or that any services or facilities are in good working order. All measurements are approximate