



## Harrow Road, Maida Vale W9

**£600,000**

A beautifully presented ground floor one bedroom apartment with direct access to private patio within this popular modern property which was once a Victorian Police Station. The apartment of approximately 766 Sq Ft comprises a spacious reception room with modern open plan fitted kitchen and breakfast bar, one spacious bedroom, bathroom with shower, hallway with ample storage and video entry phone. The apartment further benefits from Long lease and allocated underground parking space. The property is conveniently located with shops and cafes opposite the development and Royal Oak tube station (Circle, Hammersmith and City lines) close by. Leasehold 990 years unexpired., Service charge £3,400 pa, Ground Rent £350 pa, Council tax Band E.

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**Reception Room**



**Bathroom**



**Kitchen**

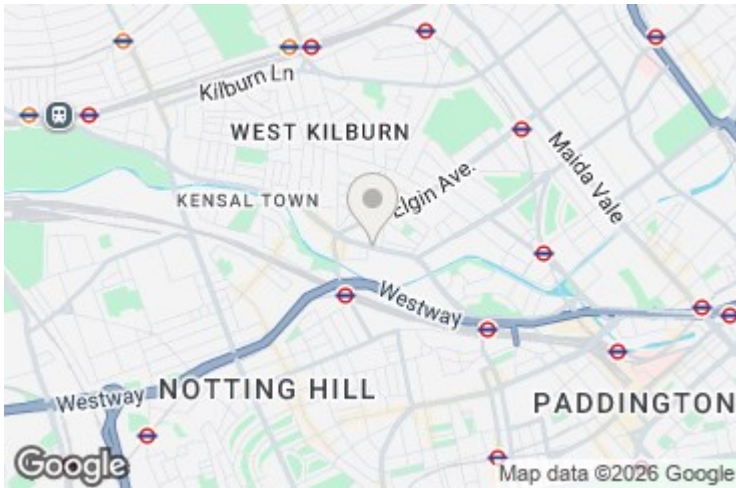


**Patio**

**Bedroom**



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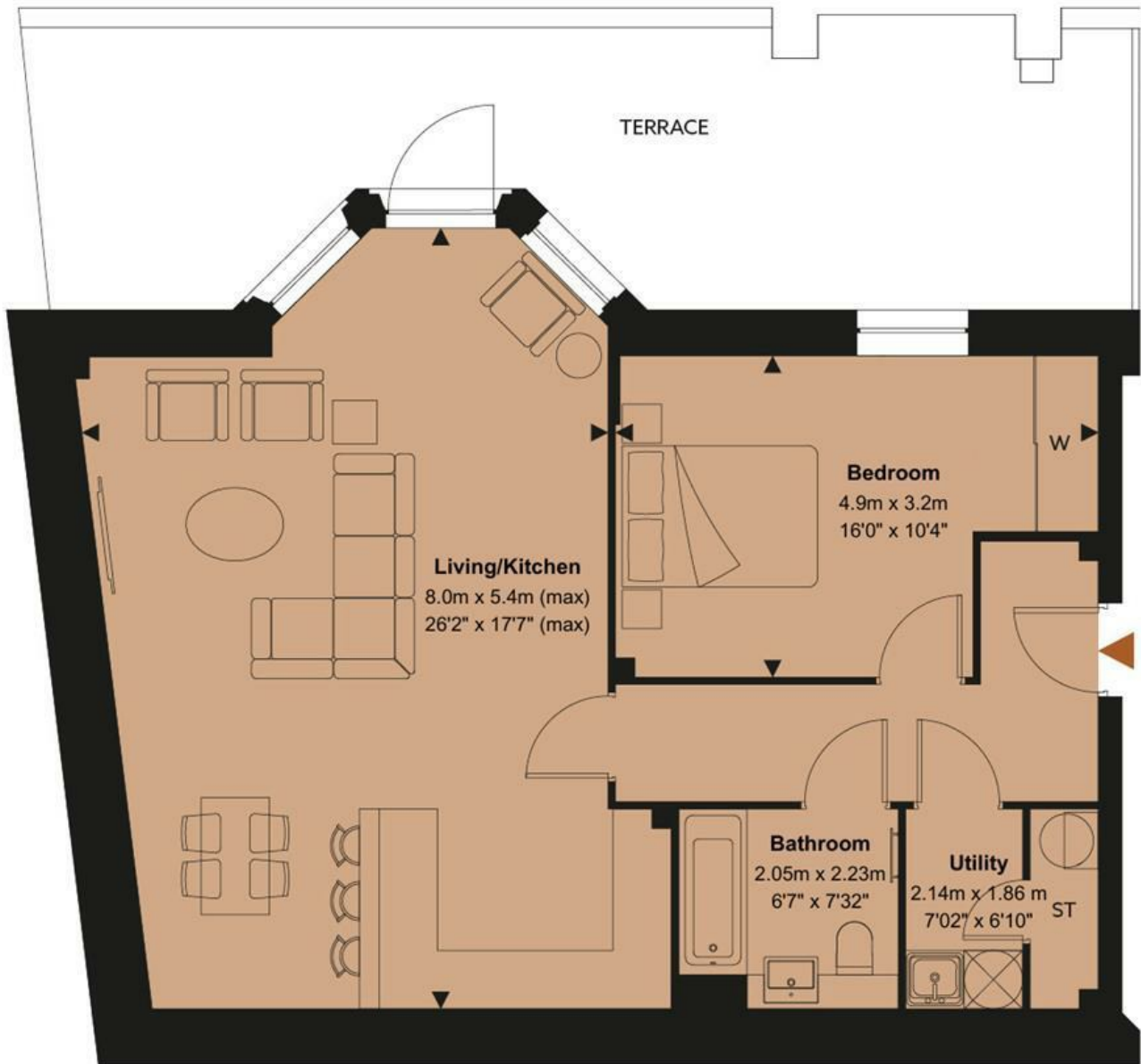
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-90) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

# Harrow Road

Approx Gross Internal Area = 71 sq m / 766 sq ft

Terrace Area = 29 sq m / 310 sq ft



## MAIDA VALE

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Est. 1995

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimeters), 1m (one meter) = 3.29'(feet)