



BRAVINGTON ROAD

LONDON W9

A beautifully presented two-bedroom flat with its own private entrance, offering bright and well-balanced accommodation throughout, including a spacious reception room and contemporary kitchen.

Both bedrooms are quietly positioned to the rear of the building, providing excellent privacy with no overlooking neighbouring windows.

The property further benefits from recently installed double-glazed windows throughout.

Ideally located close to the boutique shops, cafés and restaurants of Queen's Park, the flat is also conveniently positioned for the excellent transport links of Westbourne Park Underground Station (Hammersmith & City and Circle lines) and Queen's Park Station (Bakerloo line and London Overground), as well as the open green spaces of Queen's Park.



APPROXIMATE GROSS INTERNAL AREA
59 SQ M / 631 SQ F T



First Floor

Raised Ground Floor

ACCOMMODATION

Entrance Hall | Open Plan Kitchen/Reception Room | 2 Bedrooms | Bathroom.

TERMS

Tenure Leasehold – 125 years from 29th September 1987.

Ground Rent £10 per annum

Service Charge Approximately £1,100 per annum

Council Tax Band D

EPC Rating C

Local Authority Westminster

Asking Price £495,000 subject to contract

IMPORTANT NOTICE

All information in this document is correct to the best of our knowledge at the time of going to print. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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