



**FERNHEAD ROAD, W9 £600,000 PRINCIPAL AGENT** Subject to contract

A bright top floor two double bedroom apartment located in excellent condition situated at the top end of Fernhead Road in the heart of this fashionable area. This beautifully presented apartment is accessed via the first floor and has been designed to create a large bright open-plan kitchen/reception area with two well-proportioned bedrooms. The kitchen has integrated appliances with a modern finish. The second floor has high ceilings with large sash windows offering a wealth of light with attractive views. Fernhead Road is a popular residential location providing easy access to local shops, cafes and both Queen's Park underground station (0.4 miles) and Westbourne Park Underground (0.6 miles). Please note the exterior of the building has just undergone an extensive programme of works.

Two Bedrooms | Bathroom | Reception Room | Kitchen | Share Of Freehold - 999 Years

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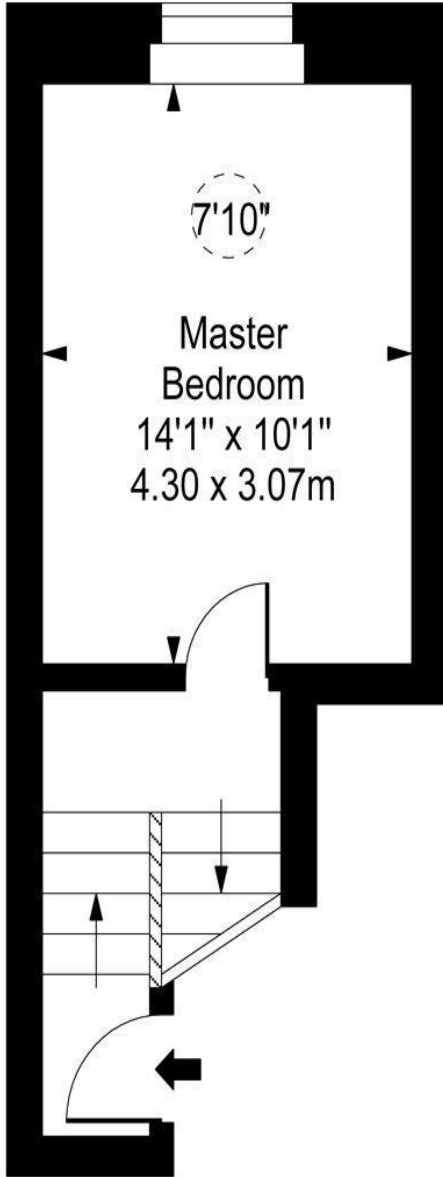
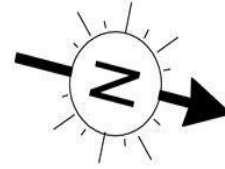
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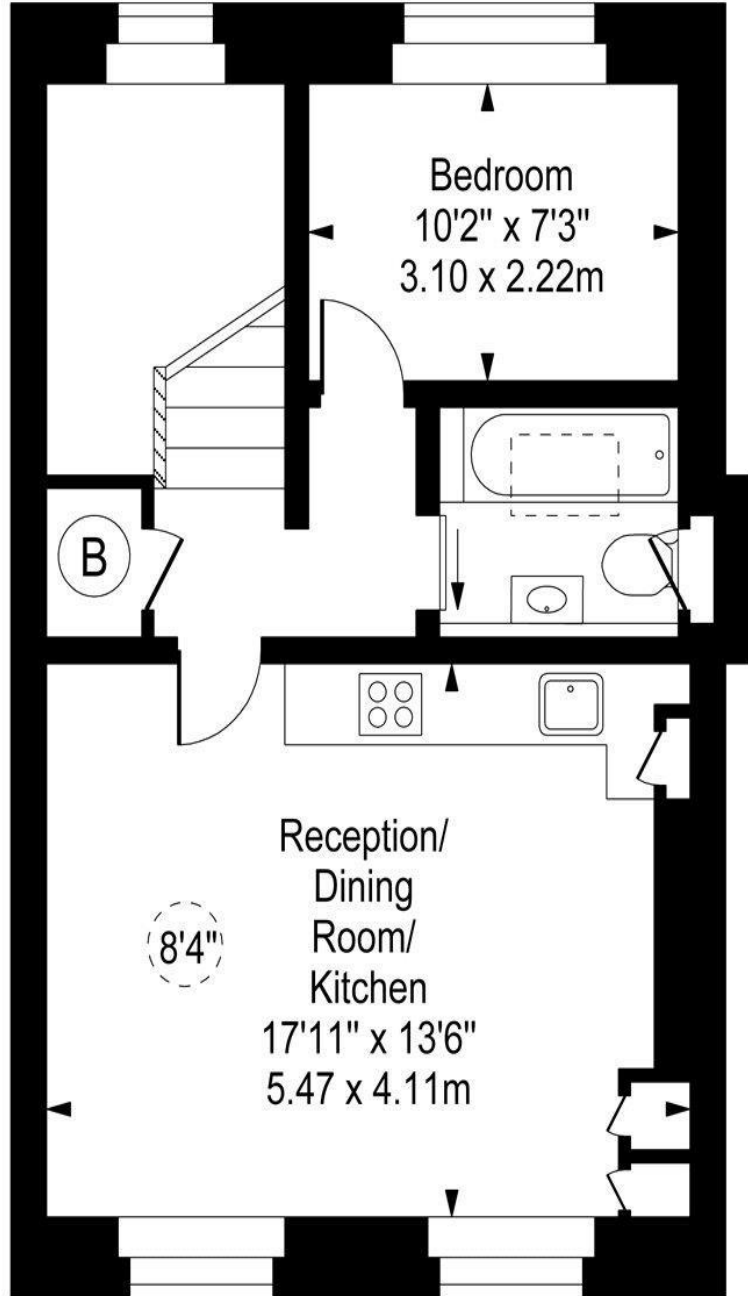


# Fernhead Road, W9

 - Ceiling Height



First Floor



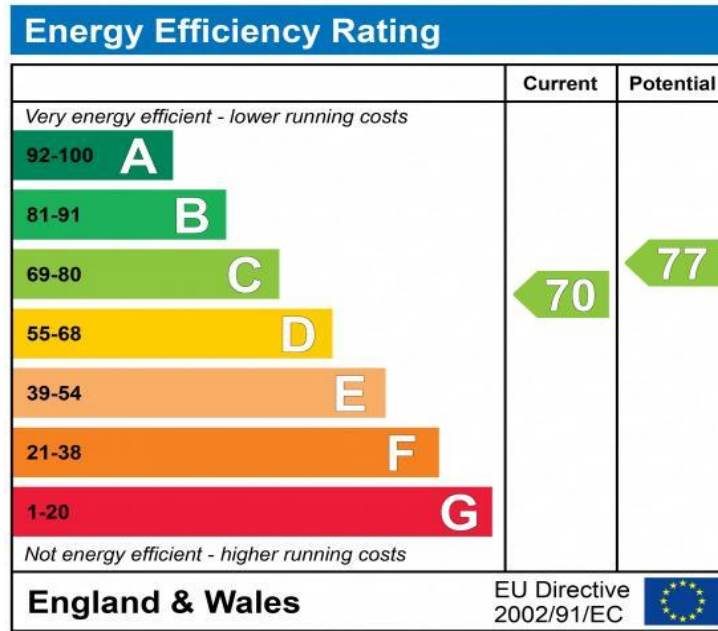
Second Floor

Approx Gross Internal Area **688 Sq Ft - 63.92 Sq M**

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 015213AG



**Tenure:** Share of Freehold

**Term:** 999 years from 08/09/2023

**Service Charge:** £270 per annum (Building Insurance: £190 & Hallway Light Maintenance: £80)

**Current Ground Rent:** A Peppercorn / No Ground Rent Applicable

**NOTES:** **Please note the property is currently tenanted and therefore immediate vacant possession may not be available.**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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