

2 Bed Flat In Ashmore Road , London, W9 3DE

£525,000





SHORT DESCRIPTION

Property Ref: 17122 Open House -Saturday 19th September, by appointment only. Please contact 99home to arrange your viewing. Beautifully refurbished throughout and ready for immediate occupation, this stylish two-bedroom flat offers thoughtfully designed contemporary living on a popular residential street close to Queen's Park. At the heart of the property is a bright open-plan kitchen and reception room, creating a welcoming space for everyday living, dining and entertaining. The newly fitted kitchen has been finished in a clean, contemporary style, with generous worktop space, practical storage and a carefully planned layout. The reception room also benefits from custom-made fitted cabinetry, providing attractive and practical storage while maintaining a clean, streamlined finish. The apartment includes a well-proportioned principal bedroom with a built-in wardrobe, together with a versatile second bedroom featuring bespoke fitted cabinets. This room would work equally well as a guest bedroom, nursery or dedicated home office. A smart modern bathroom, new flooring and a calm neutral colour palette complete the property. The refurbishment has been carefully considered throughout, with excellent use of fitted storage creating a fresh, cohesive and low-maintenance home that a buyer can move into and enjoy immediately. Ashmore Road is ideally positioned for the independent shops, cafés, restaurants and amenities of Queen's Park, Maida Vale and Salusbury Road. The green open spaces of Queen's Park and Paddington Recreation Ground are also within easy reach, while Portobello Road and Notting Hill are readily accessible. Queen's Park station provides both Bakerloo line and London Overground services, offering convenient connections into central London. The property would make an excellent home for first-time buyers, professional couples or purchasers looking for a well-located west London base. Property Type: Flat Full selling price: £525000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 125 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £1700.00 Council tax band: E EPC rating: D Measurement:570.487 sq.ft. Parking: On street Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain Free Possession of the property: Vacant....

2

Bed Room(s)

1

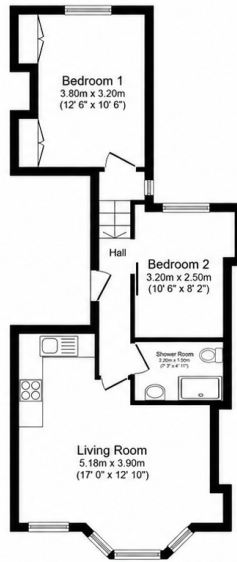
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 53 sq.m. (570 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor flat
Total floor area	53 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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