



HORMEAD ROAD, W9  
£650,000 FREEHOLD

## A FANTASTIC UNIQUE TWO BEDROOM FREEHOLD HOUSE MOMENTS FROM THE REGENTS CANAL

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

**Winkworth**

for every step...

*winkworth.co.uk*



## DESCRIPTION:

A well showcased two bedroom "upside down" freehold house set on the ground and lowerground floors. This fantastic unusual home has a spacious bright living room with great storage, a fully fitted separate shaker kitchen and a guest WC on the ground floor. Down the stairs there are two double bedrooms, a modern showerroom and a patio. Both bedrooms have an abundance of storage and both have doors on to the patio.

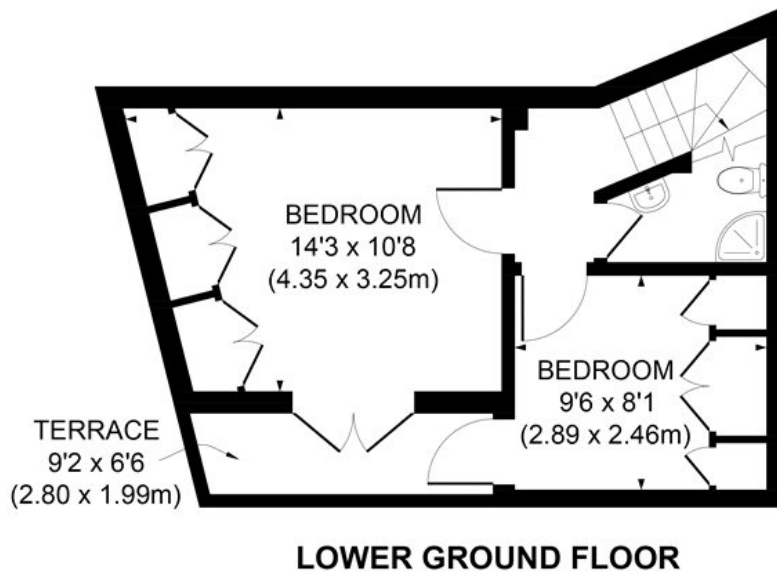
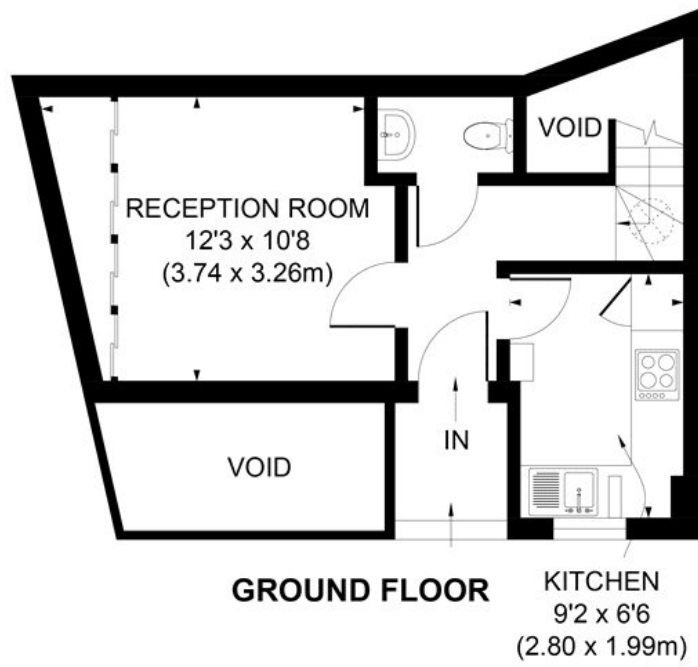
Located on a quiet up and coming Victorian street very close to the Golborne and Portobello roads in one direction and Maida Vale in the other, and a mere four minute walk to Westbourne Park tube station.

## AT A GLANCE

- Freehold House
- Two Double Bedrooms
- Bright Living Room
- Separate Fully Fitted Kitchen
- Private Patio Accessed by Both Bedrooms
- Guest WC
- Beautifully Decorated
- EPC Rating C







APPROX. GROSS INTERNAL FLOOR AREA 573 SQ. FT / 53.20 SQ. M

Illustration for identification purpose only, not to scale  
All measurements are maximum, and includes wardrobes and window bays where applicable  
Prepared by Pixangle ©. Tel 020 8870 2118

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92)	90
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-58)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

**Tenure:** Freehold  
**Council Tax Band:** Westminster Band E

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.