



APPLEFORD ROAD, W10  
STARTING BIDS: £360,000 LEASEHOLD

A FANTASTIC DUPLEX FLAT FLOODED WITH  
NATURAL LIGHT CLOSE TO THE AMENITIES  
OF GOLBORNE ROAD

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

**Winkworth**

for every step...

*winkworth.co.uk*



## DESCRIPTION:

Being sold via Secure Sale online bidding. Terms & Conditions apply.  
Starting Bid £360,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) auction terms and overseen by the auctioneer in partnership with the Winkworth.

## AT A GLANCE

- Two Bedrooms
- Purpose Built Secure Building
- Duplex Flat
- Second and Third Floors
- New Modern Fully Fitted Kitchen and Bathroom
- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'



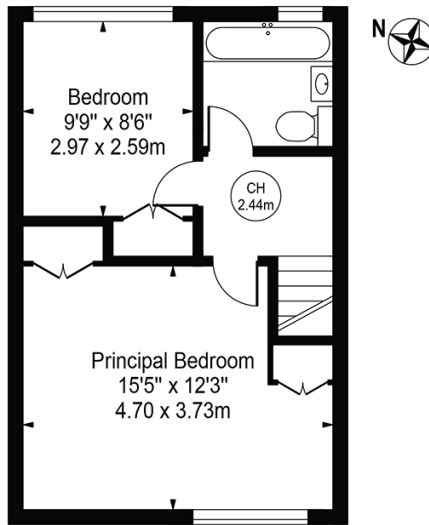




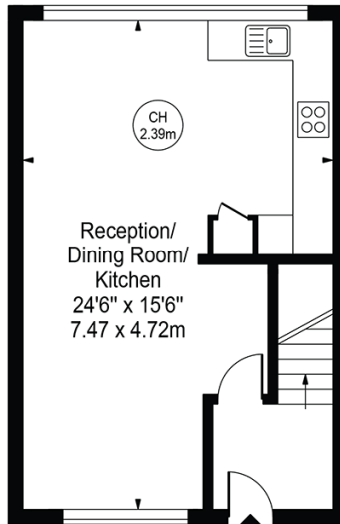


# Appleford Road

Approx. Gross Internal Area 759 Sq Ft - 70.51 Sq M



**Third Floor**  
(379 Sq Ft - 35.20 Sq M)



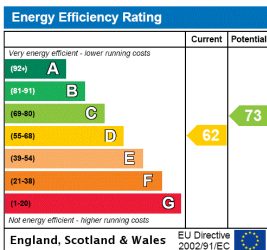
**Second Floor**  
(380 Sq Ft - 35.26 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Copyright Morriarti Photography & Design LTD

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.



**Tenure:** Leasehold

**Term:** 90 year and 9 months

**Service Charge:** £2760 per annum

**Ground Rent:** £ 10 Annually (subject to increase)

**Council Tax Band:** RBKC Band C

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.

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.