



## FORDINGLEY ROAD, LONDON, W9 £525,000 LEASEHOLD

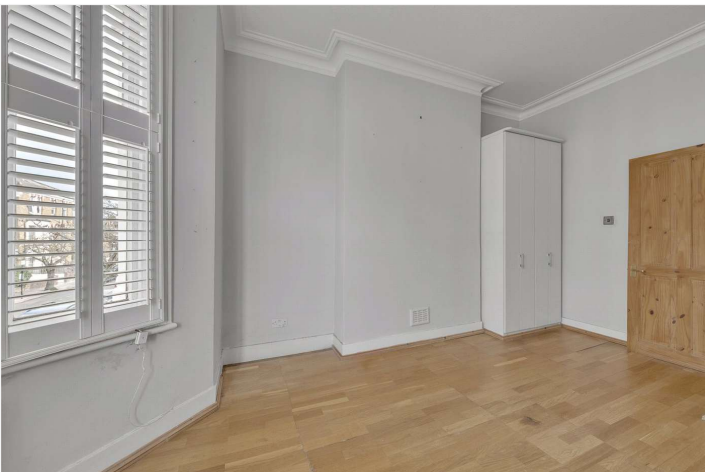
We are delighted to offer this well-proportioned first floor two-bedroom apartment, forming part of an attractive converted house located in the heart of this sought-after area. With a little updating the apartment will be ready for immediate occupation. The apartment retains some wonderful attractive features including high ceilings, full-length sash windows offering a wealth of natural light and a nice Kitchen breakfast room with a door opening to a large roof terrace. Fordingley Road is a quiet tree lined residential location located 0.5 miles from Queens Park (Overground and Underground Station) and in between Queens Park and Paddington Recreational Ground. There are numerous boutique shops, eateries, located on the sought-after Salisbury Road and only one mile away from the famous Portobello Road.

Two Bedrooms | Shower Room | Separate Kitchen | Reception Room | Roof Terrace | Leasehold

**Winkworth**

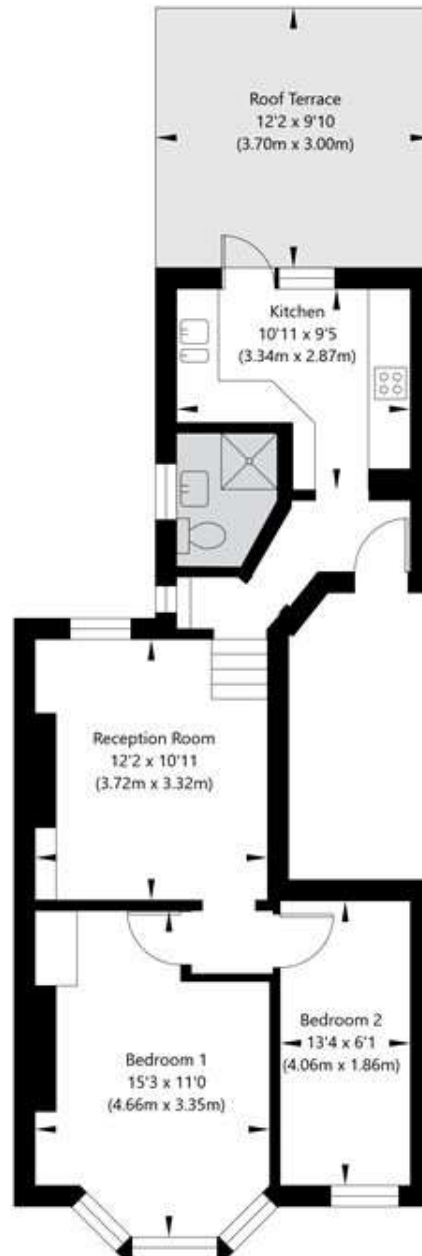
for every step...

[winkworth.co.uk/maida-vale](http://winkworth.co.uk/maida-vale)



# Fordingly Road, London W9 3HE

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 50.63 SQ M / 545 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 50.63 SQ M / 545 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMERSHOREPIX.CO.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** Expires - 14/03/2150

**Service Charge:** £1,012.2 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** D

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.

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. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested



Maida Vale | 211-213 Sutherland Avenue, London, W9 1RU | 020 7289 1692 |

maidavale@winkworth.co.uk

for every step...

[winkworth.co.uk/maida-vale](http://winkworth.co.uk/maida-vale)

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.