



HORMEAD ROAD, W9  
£2,383.33 PER MONTH FURNISHED

## A FANTASTIC UNIQUE HOUSE MOMENTS FROM THE REGENT'S CANAL

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

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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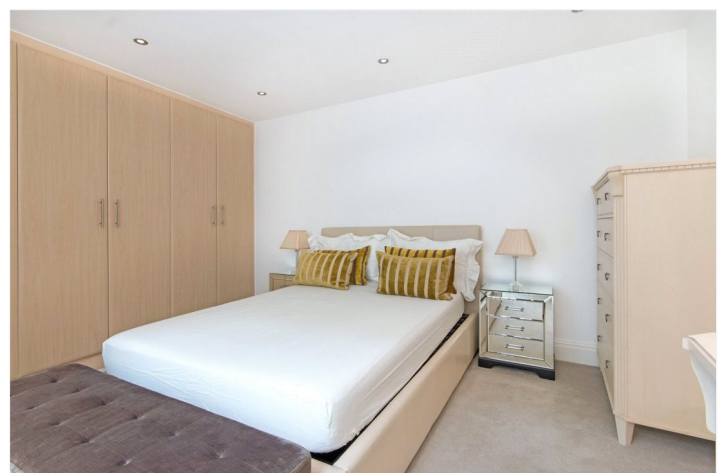


A well showcased two bedroom "upside down" house set on the ground and lowerground floors. This fantastic unusual home has a spacious bright living room with great storage, a fully fitted separate shaker kitchen and a guest WC on the ground floor. Down the stairs there are two double bedrooms, a modern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

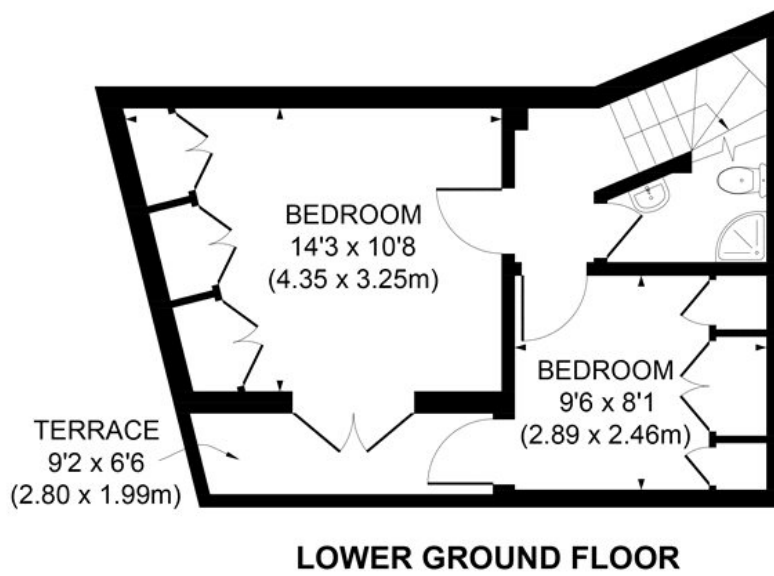
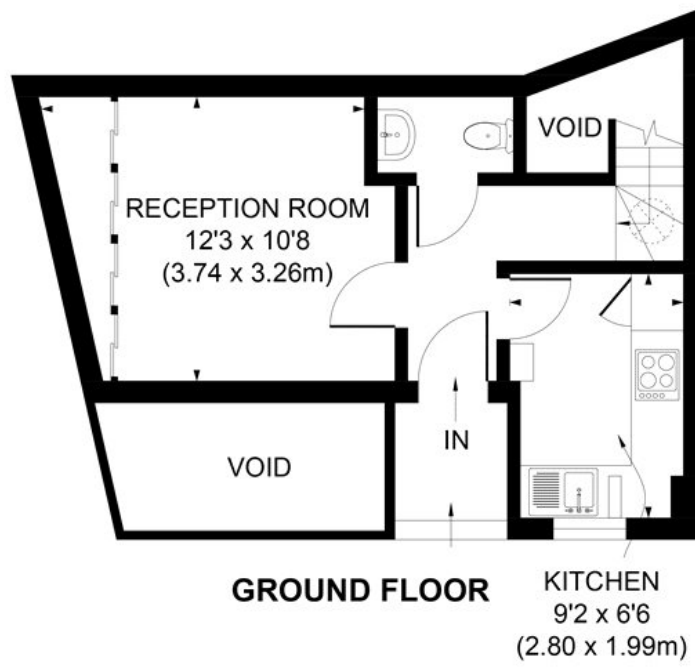
Located on a quiet up and coming Victorian street very close to the Golborne and Portobello roads in one direction and Maida Vale in the other, and a mere four minute walk to Westbourne Park tube station. EPC Rating C.

### AT A GLANCE

- SPLIT LEVEL HOUSE
- GREAT LOCATION
- CLOSE TO TRANSPORT LINKS
- TWO BEDROOM







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			
(92)	A		90
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Deposit: £0.00

Holding Deposit:

Council Tax Band:

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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