



BEVINGTON ROAD, W10  
£475,000 LEASEHOLD

**A BRIGHT AND BRILLIANTLY LOCATED ONE  
BEDROOM MAISONNETTE SITUATED OFF THE  
WONDEROUS GOLBORNE ROAD**

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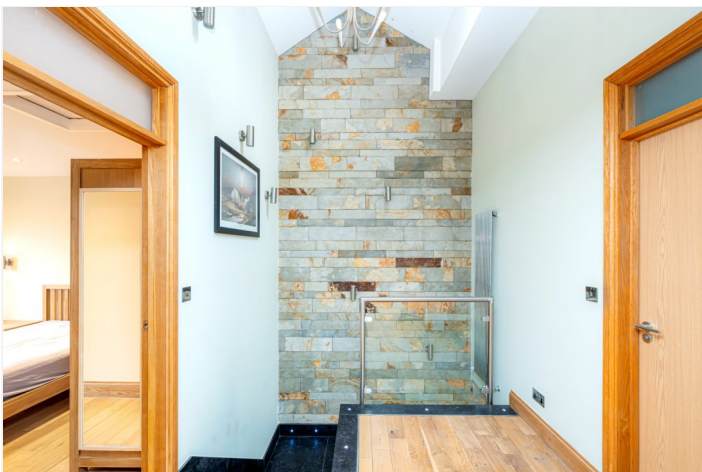
## DESCRIPTION:

This bright purpose-built maisonette presented throughout in a modern style offers space, location and value for money. Situated on the first floor of this secure purpose-built development, the property offers a bright and functional space. Comprising of a large reception room, high quality fully fitted open plan kitchen (complete with Bosch appliance) and a good-sized bedroom and wet room style bathroom.

Located just off the ever-famous Golborne Road, the property's location is second to none. There is a wide selection of shops, restaurants and cafes within a stone's throw, plus the wonders of Portobello Road Market. Westbourne Grove Underground Station (Hammersmith & City and Circle Lines) and good local bus routes provide access in and out of the city.

## AT A GLANCE

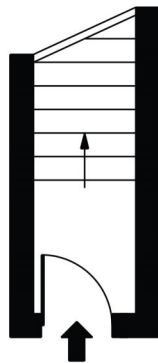
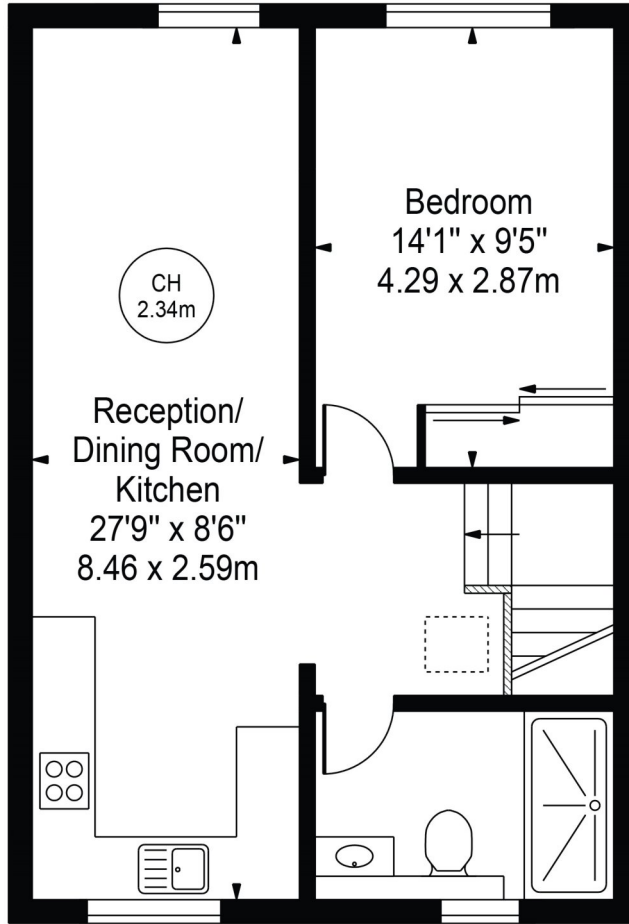
- First floor Maisonette
- Abundance of Natural Light
- One Double Bedroom
- Wet Room Style Bathroom
- High Ceilings
- Use of Non-Demised Loft
- State of the Art Kitchen
- Natural Stone Staircase
- Wooden Floors Throughout
- EPC Rating C





# Bevington Road

Approx. Gross Internal Area 544 Sq Ft - 50.54 Sq M



**Raised Ground Floor**  
(29 Sq Ft - 2.69 Sq M)

**First Floor**  
(515 Sq Ft - 47.88 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.

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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
<small>Very energy efficient - lower running costs</small>			
(92)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 85 year and 5 months

**Service Charge:** £973.24 per annum

**Ground Rent:** £ 10 Annually

**Council Tax Band:** 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.

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