



Saltram Crescent, London W9

£629,950

We are pleased to offer for sale this beautiful top floor two bedroom apartment in this period conversion with many period features. This bright apartment has a recently fitted eat-in kitchen, reception room with feature fireplace and wood flooring, fitted shower room and fantastic storage including loft space (not demised) and shared bike shed. Conveniently positioned midway along Saltram Crescent which gives great accessibility to amenities of Queens Park including shops, restaurants and transport facilities including Queens Park Underground Station (Bakerloo line and overground rail line) and further shops and transport links can be found at Elgin Avenue with Maida Vale Underground Station (Bakerloo Line). Share Of Freehold SOLE AGENTS.

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Reception

13'1 x 12'10 (3.99m x 3.91m)



Bedroom 2

13' x 7'5 (3.96m x 2.26m)



Kitchen / Diner

11'9 11'7 (3.58m 3.53m)



Shower Room

5'6 x 5'6 (1.68m x 1.68m)



Bedroom 1

13'10 x 12'10 (4.22m x 3.91m)

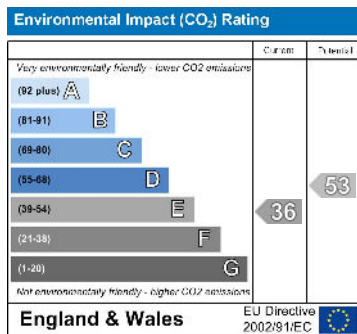
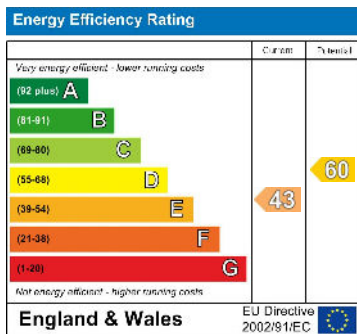


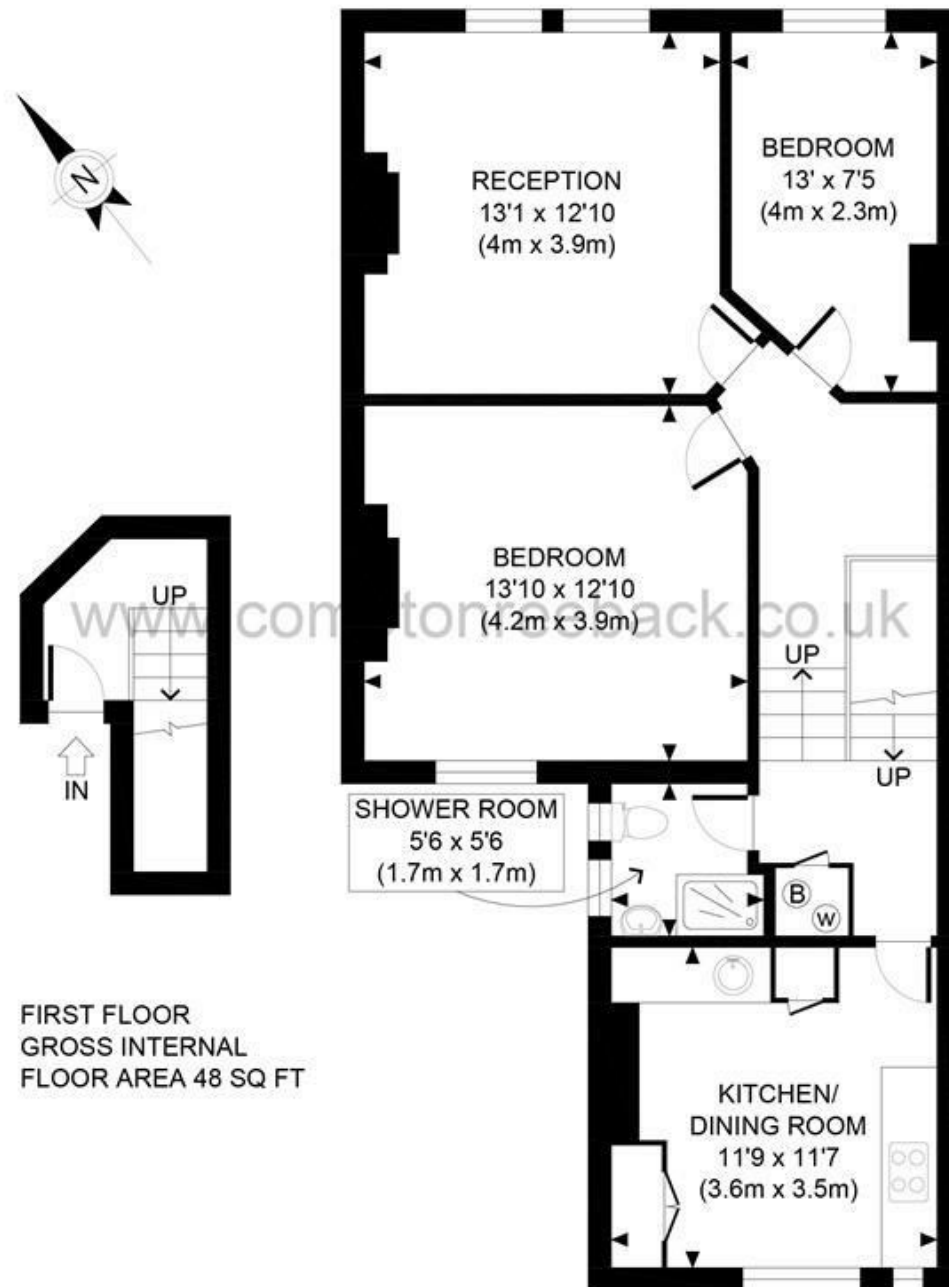
Hallway



Exterior

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FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 48 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 760 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 808 SQ FT / 75 SQM

Ref: Copyright **photoplan**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimeters), 1m (one meter) = 3.28' (feet)

comptonreeback.co.uk