



Croxley Road, London W9

£580,000

This spacious bright and airy two bedroom, two bathroom ground floor garden apartment is excellently located and offered to the market with vacant possession. Accommodation further comprises a reception room with bay window, separate fitted kitchen with direct access to a large private garden, Family bathroom, two double bedrooms with the second bedroom benefiting from a tiled ensuite shower room the flat also has some period features and high ceilings. Located on Croxley Road which is situated a short walk away from Queens Park offering an array of bars, restaurants, and excellent transport links with Queens Park Station (Bakerloo line) inclusive of underground and overground services. EPC RATING D. Share of Freehold with lease of 140 years, Council tax band D. Service charges approximately £600 per annum.

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Reception:



Bedroom 2:



Kitchen:



Bathroom:



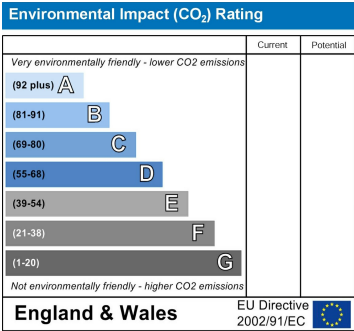
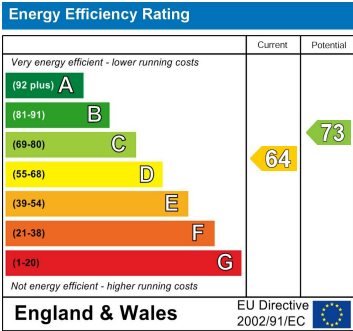
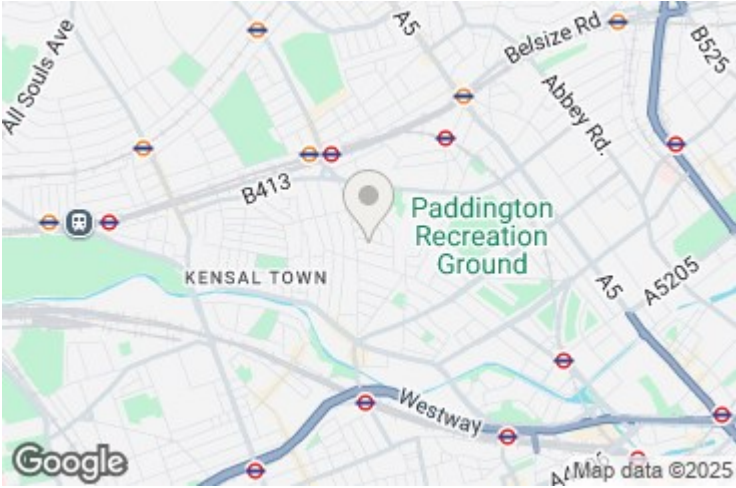
Bedroom 1:



Exterior:



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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 667 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 667 SQ FT / 62 SQM

Ref:

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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) = 3.29'(feet)

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