



Godson Yard, NW6

£565,000

Compton Reeback are delighted to offer this unique Two bedroom freehold house with private patio garden situated in this secure gated development. The house boasts on the ground floor, reception with wood flooring and direct access to garden, fully fitted kitchen and guest cloakroom with W/C, stairs leading to master bedroom with access to roof terrace, second bedroom and a family bathroom. Ideally located just off Shirland Road being close to numerous shops and cafes, the open spaces of Paddington Recreation Ground as well as a short walk to both Warwick Avenue and Maida Vale Underground Stations (Bakerloo Line), Paddington Station (Heathrow Express and Elizabeth Line) and the A40 providing convenient access to all parts of central London and beyond. Freehold. Community Charge: £903pa, Council tax band D. SOLE AGENT.

Godson Yard, NW6

Reception



Bathroom



Kitchen



Garden



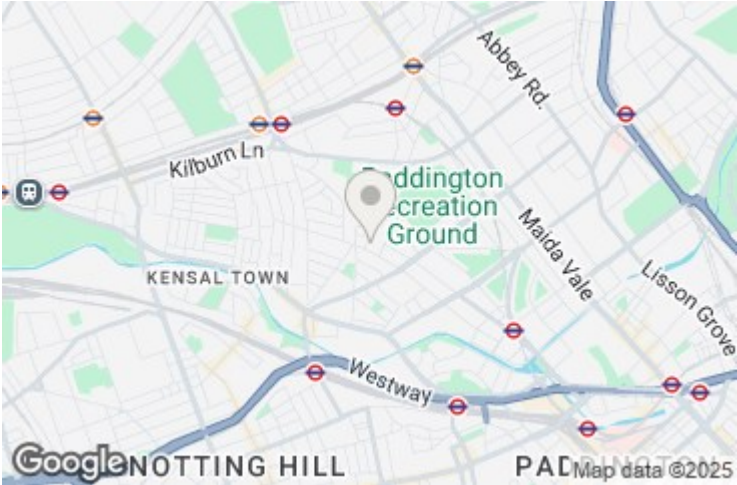
Bedroom



Exterior



Godson Yard, NW6



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



APPROX. GROSS INTERNAL FLOOR AREA: 581 SQ FT/ 54 SQM

PROPERTY PHOTO PLANS .CO.UK

ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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Est. 1995

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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)