



Bravington Road, Maida Vale, W9

£545,000

Compton Reeback are pleased to be able to offer this spacious two bedroom split level garden apartment that offers a fantastic opportunity to create a wonderful home. The property requires full refurbishment and further comprises reception room with bay window, good sized kitchen and direct access to a private garden. Conveniently nestled on Bravington Road, this property enjoys a prime location equidistant from both the Bakerloo Line and Over Ground services at Queens Park Station, as well as the Hammersmith & City Line at Westbourne Park. Just a brief stroll away, residents have easy access to the bustling hubs of Queens Park and Notting Hill, offering a plethora of vibrant amenities.

Share of Freehold with 83 years unexpired, Service Charge £ pa, Council Tax Band D. Vacant possession. SOLE AGENTS.

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Reception room



Bedroom 2



Kitchen



Bathroom



Bedroom 1

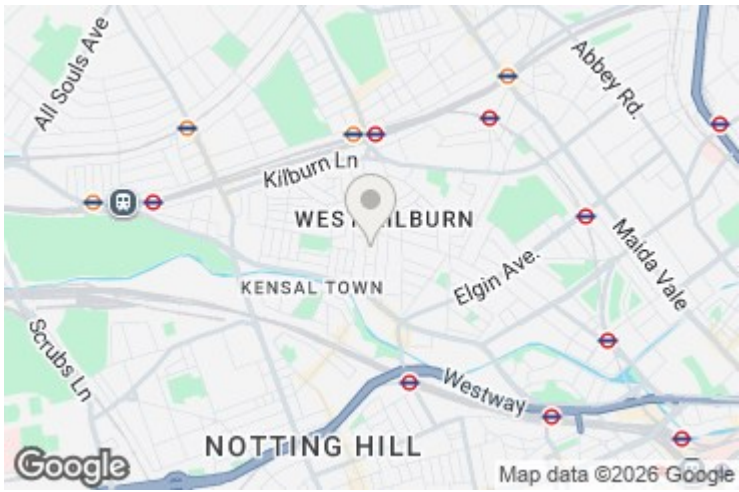


Garden



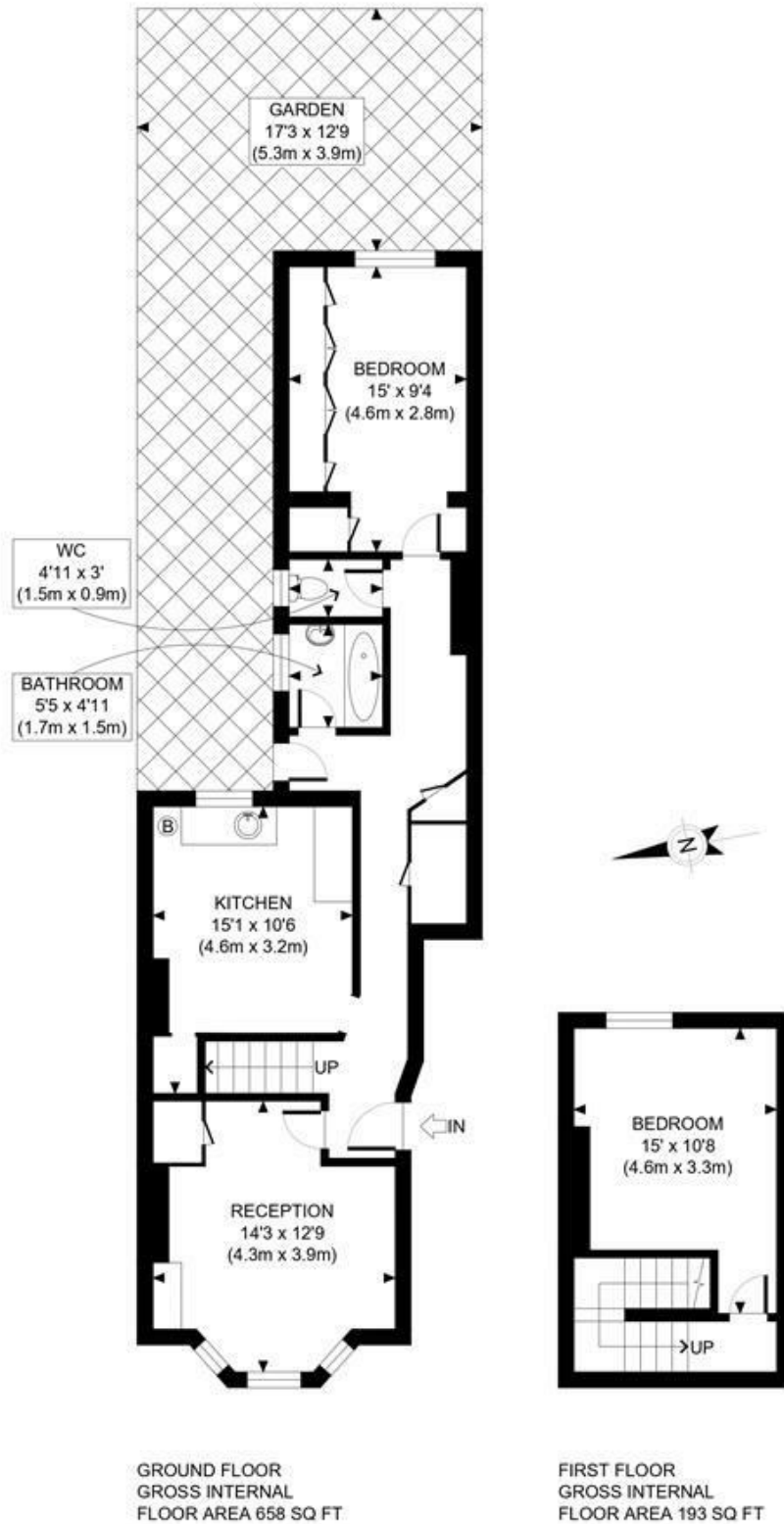
Exterior

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	73
(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	



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.

PROPERTY PHOTO PLANS CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

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Directors: Brian Compton & Julian Reeback

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)

comptonreeback.co.uk