



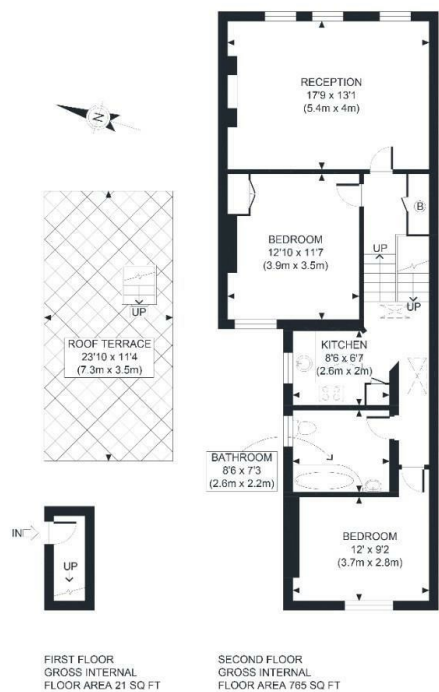
THE ESTATE COMPANY



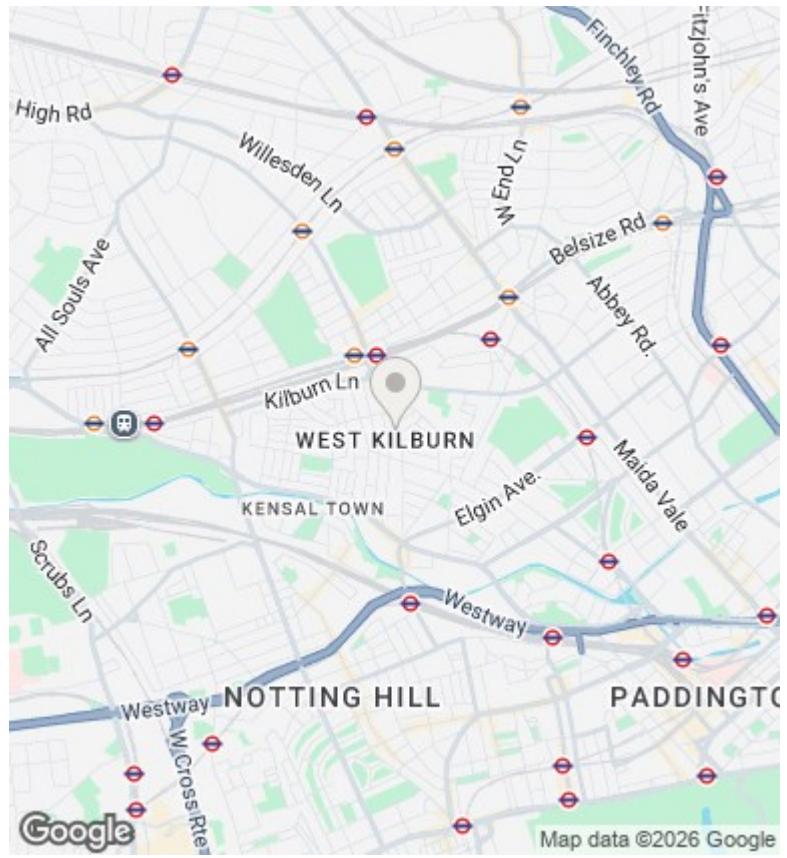
## Fernhead Road, Maida Vale, W9 3EL

Asking Price £619,950

- 786 Sq Ft
- Two Bedrooms
- Roof Terrace
- Second Floor
- Share of Freehold
- Low Service Charge



APPROX. GROSS INTERNAL FLOOR AREA 786 SQ FT / 73 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



**Directions**

**Viewings**

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

**Council Tax Band**

C

**EPC Rating:**

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	