



THE ESTATE COMPANY



Fernhead Road, Maida Vale, W9 3EL

Asking Price £599,950

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

# Flat C, 194 Fernhead Road, Maida Vale W9 3EL

A spacious and charming two double bedroom (786 Sq Ft) apartment, situated on the second/top floor of this attractive converted Victorian house.

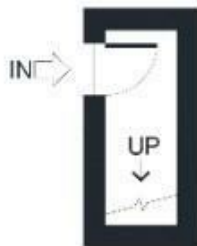
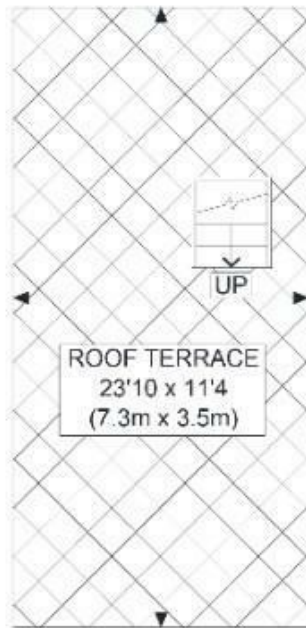
The property benefits from an abundance of natural light, period features, high ceilings, a share of freehold and features a roof terrace offering excellent outdoor space.

Fernhead Road is ideally located within a short walking distance of the cafés, restaurants, and amenities of Salusbury Road, as well as Queen's Park station (Bakerloo Line and Overground), providing convenient transport links into Central London.



Council Tax Band: D





FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 21 SQ FT



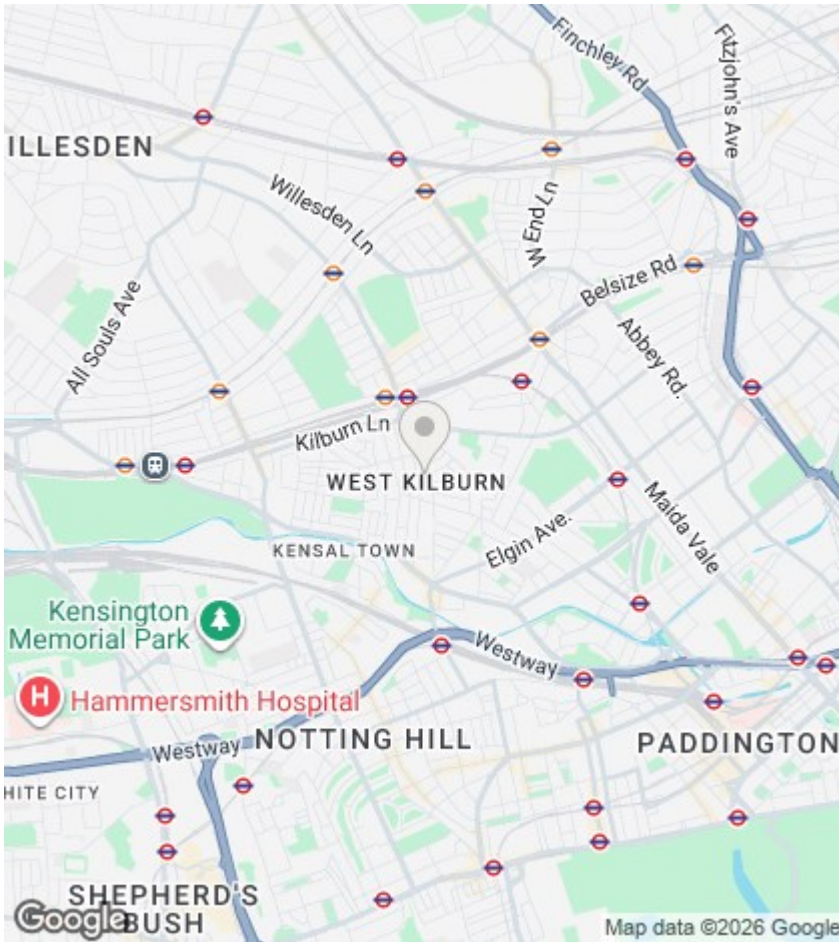
SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 765 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 786 SQ FT / 73 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



## Viewings

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

## EPC Rating:

D

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