



**HUNTERS®**  
HERE TO GET *you* THERE



# Great Western Road, Maida Hill, London, W9

Asking Price £325,000



We are delighted to present this stunning top floor apartment located on the border of Maida Vale and Westbourne Park, and only short walk away from Portobello Market.

The property is flooded with natural light and offers open plan reception room with fully fitted modern kitchen, spacious double bedroom with large fitted wardrobe, tiled bathroom and plenty of storage space.

Located 2 minutes walk from Westbourne Park station (Circle and Hammersmith & City lines) and 10 min walk to Maida Vale (Bakerloo line).

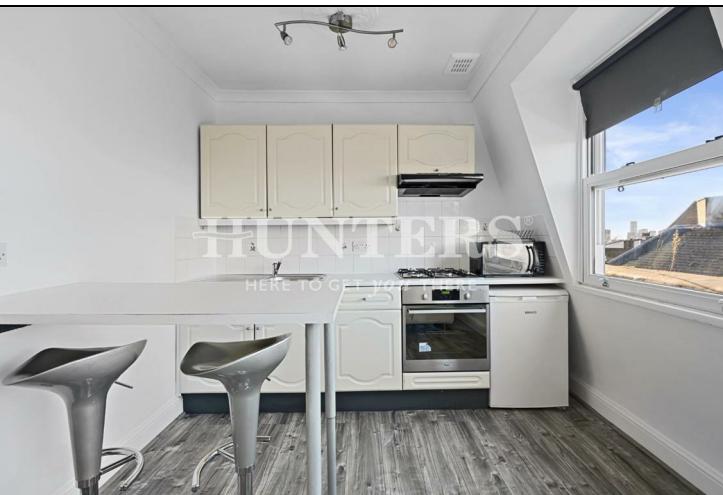
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## KEY FEATURES

- One Bedroom Top Floor Apartment
  - Newly redecorated
  - Modern throughout
- Share of freehold - long lease attached
  - Sold chain free
- Close proximity to high street



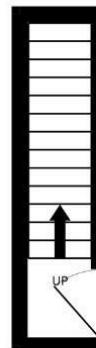


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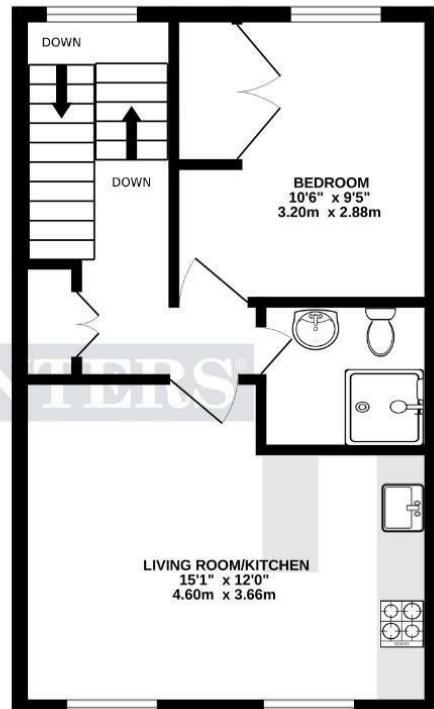
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FIRST FLOOR

SECOND FLOOR



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TOTAL FLOOR AREA: 437sq.ft. (40.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. These details are for guidance only and do not form part of any contract between the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Measured with Mitrebox c2026

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E		65	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

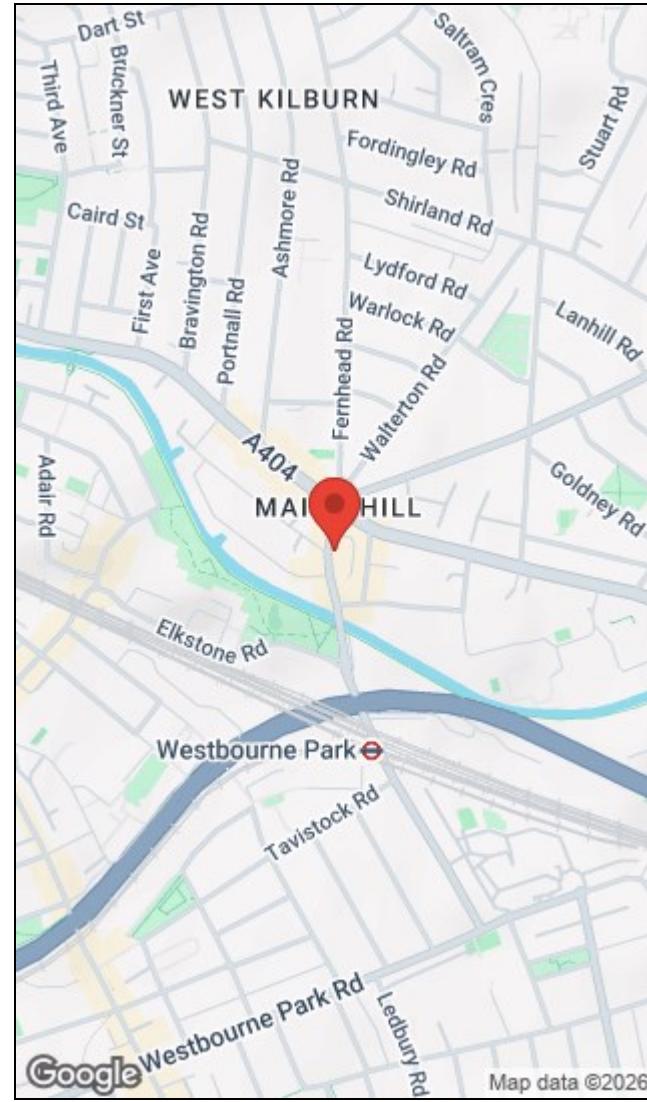
  

Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
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