

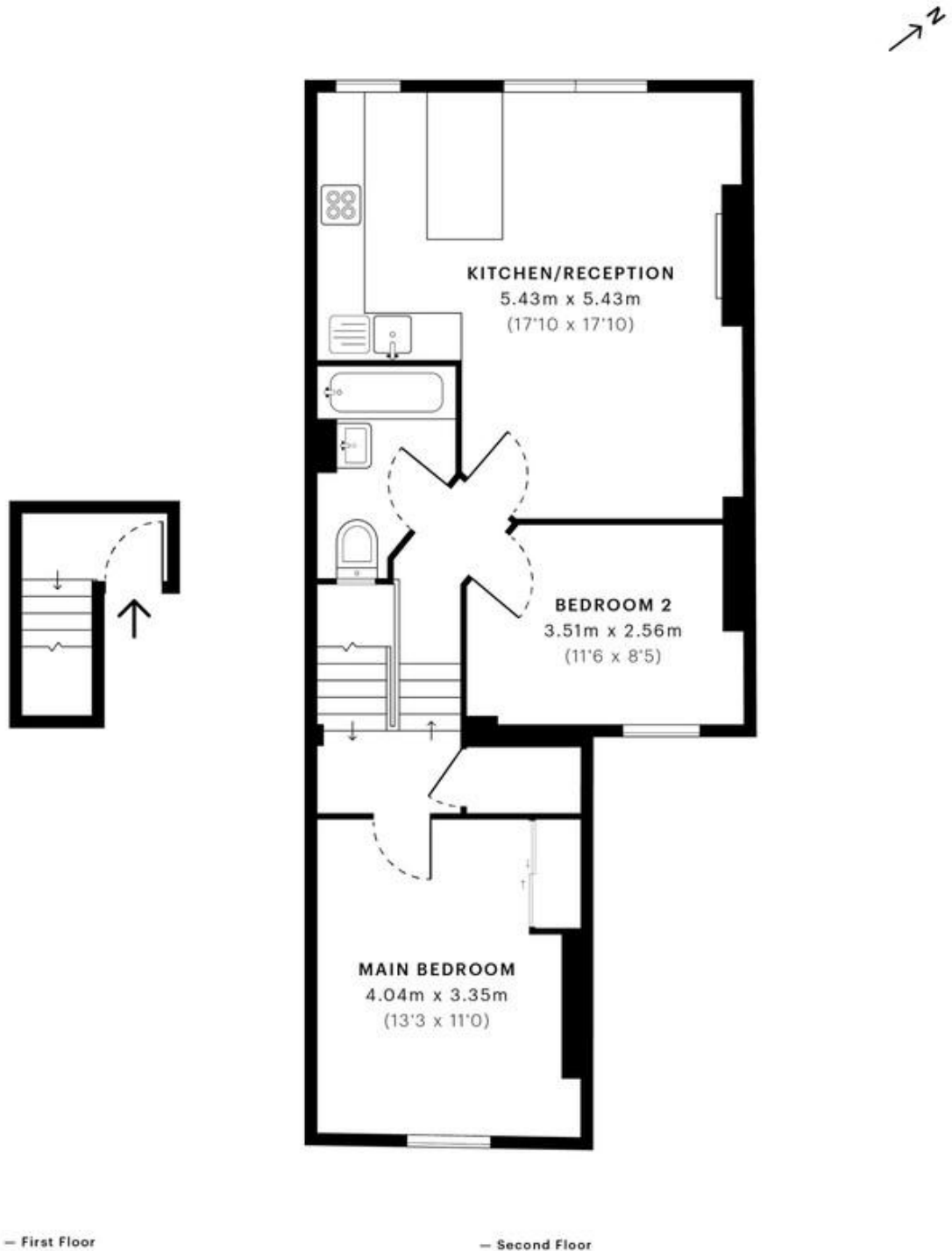


Denholme Road, London W9

£600,000 Share of Freehold

Welcome to Denholme Road, this great home offers just shy of 700 sq ft of living space. Shaped in the form of two double bedrooms, a contemporary three piece bathroom, and a truly exquisite 17ft open plan kitchen living area, equipped with a fully fitted modern kitchen and a feature working fire place. The flat is offered in excellent condition and offers modern and classic living space. It also benefits from original wood sash windows, high ceilings, end of terrace, and an abundance of storage space and natural light. Denholme Road is ideally located just moments away from Queens Park station (Bakerloo line and Overground), the wide open spaces of Queens Park and is also within easy walking distance to many shops, bars and restaurants of Queens Park, Maida Vale and Kensal Rise

- Victorian conversion
- Top floor flat
- Two double bedroom
- Fantastic location
- Excellent condition
- Share of Freehold
- 17ft open plan kitchen living
- Bright and airy
- Chain Free
- Close transports



GROSS INTERNAL AREA (GIA)
The footprint of the property

64.30 sqm / 692.12 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height

59.08 sqm / 635.93 sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.

0.00 sqm / 0.00 sqft



RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m

0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with

IPMS 3B RESIDENTIAL 61.49 sqm / 661.87 sqft

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.