



## Bravington Road, Queen's Park, W9

£450,000

<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Surface</b>	481 sqft
<b>Tenure</b>	Leasehold 82 years
<b>Ground Rent</b>	£100
<b>Service Charge</b>	£2,153
<b>Outdoor Space</b>	None
<b>Parking</b>	Residents Permit
<b>Council Tax</b>	Council Tax Band D (Westminster)

### SPACIOUS 2-BEDROOM FIRST FLOOR APARTMENT

A spacious two-bedroom apartment situated on the first floor of this well-maintained Victorian period conversion in this quiet leafy residential street in the heart of Maida Vale. The property benefits from a spacious reception room with an open plan kitchen with all appliances, wood floor throughout and two good size bedrooms and one family bathroom. Bravington Road is conveniently located near many good transport links (Maida Vale and Queen's Park underground stations) and all the shops, cafes and restaurants of Little Venice, Maida Vale, Portobello Road, and Queen's Park.

### Features

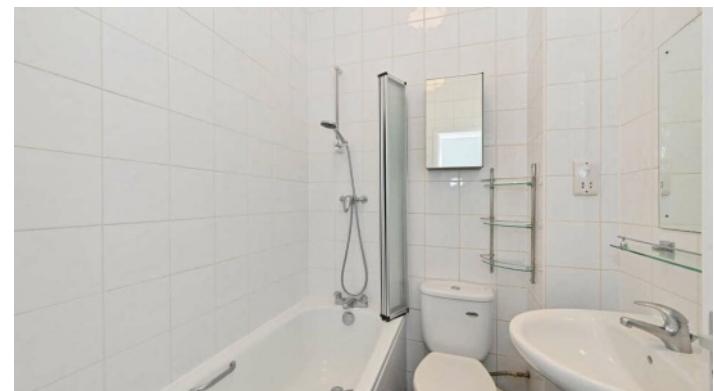


Entrance Hall, Reception Room, Open Plan Fully Fitted Kitchen, 2 Double Bedrooms, Bathroom.



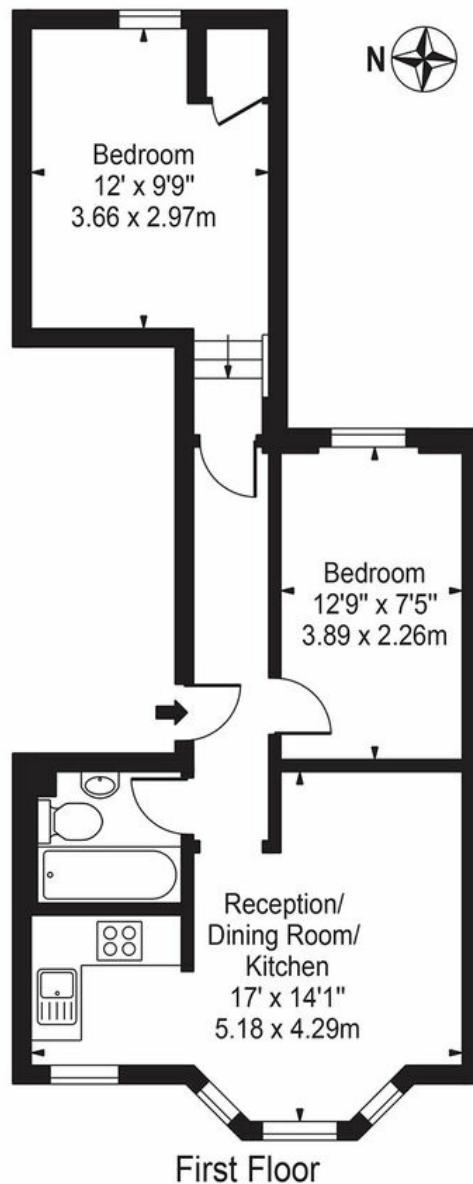
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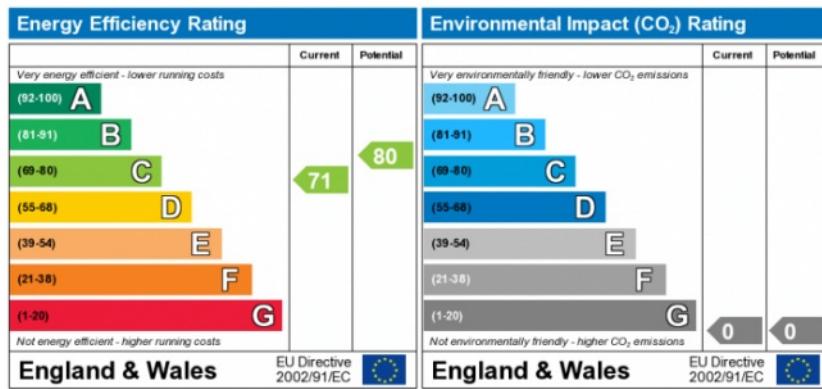
## Bravington Road

Approx. Gross Internal Area 481 Sq Ft - 44.69 Sq M



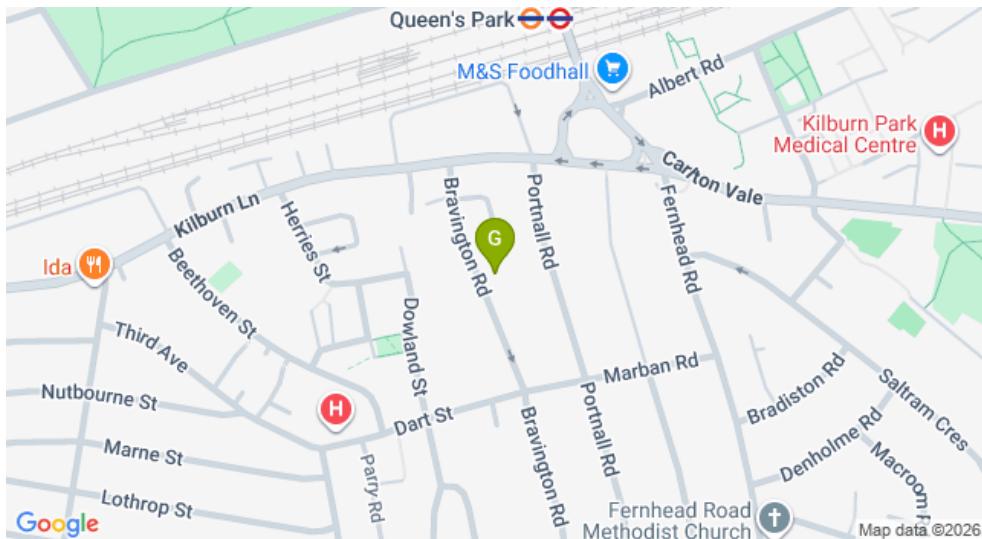
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



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