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## Fernhead Road, London £575,000 Leasehold

Welcome to Fernhead Road, a great two bedroom apartment set on this ever-popular road in W9. Offering a generous 654 sq ft of well-balanced accommodation, the property comprises two genuine double bedrooms, a spacious bathroom, and a bright open-plan kitchen/living area ideal for both everyday living and entertaining. The layout makes excellent use of the space, giving a comfortable and practical feel throughout. Fernhead Road is superbly positioned on the borders of Maida Vale, Queen's Park, Kensal Rise and within easy reach of St John's Wood, giving you access to some of North West London's most desirable neighbourhoods. You're moments from a fantastic selection of independent cafés, restaurants and local amenities, as well as excellent transport links into Central London. Green open spaces are also close by, making this an ideal spot for both professionals and sharers alike.

- First floor apartment
- Two double bedrooms
- Open plan kitchen living area
- 654 square foot
- Amazing location
- Leasehold
- Bright and airy
- Generous proportions
- Viewing recommended
- Close to shops and transports

# First Floor

Approx. 60.8 sq. metres (654.7 sq. feet)



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**Bedroom**  
3.50m x 3.80m  
(11'6" x 12'6")

**Bathroom**  
1.90m x 2.50m  
(6'3" x 8'2")

**Hallway**

**Bedroom**  
3.90m x 2.50m  
(12'10" x 8'2")

**Kitchen/dining/living**  
3.80m x 5.40m  
(12'6" x 17'9")

**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.