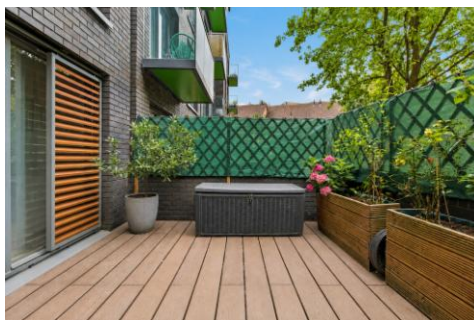




Fermoy Road, London W9

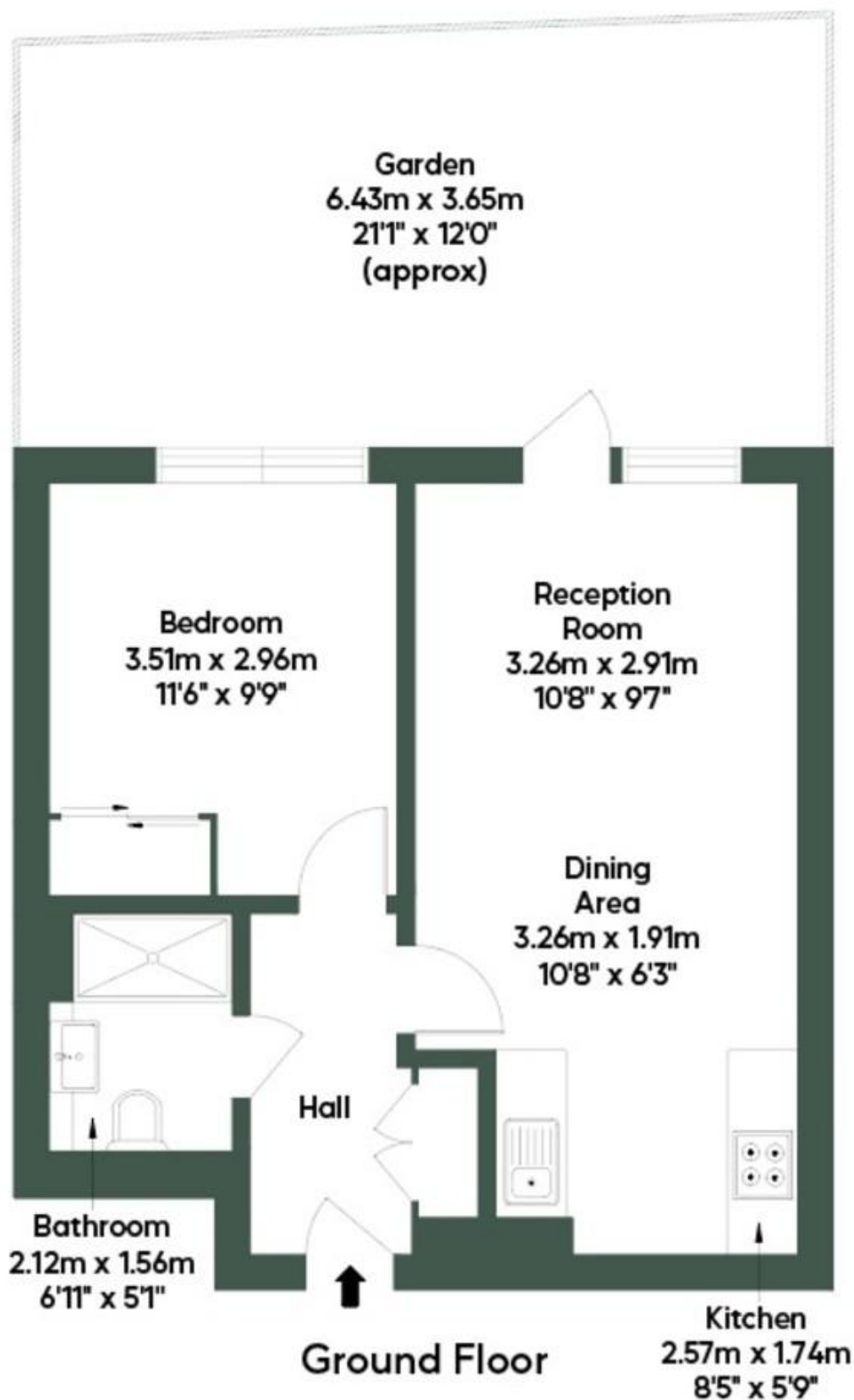
£325,000 Leasehold

A Beautifully Proportioned One Bedroom Apartment with Private Garden & Canal Views — Fermoy Road, W9. Set within a modern development on Fermoy Road, this well-proportioned one bedroom ground floor apartment offers a rare combination of private outdoor space and a stylish, low-maintenance interior — ideal for first time buyers looking to put down roots in one of West London's best-connected postcodes. The apartment itself is presented in good condition throughout, with a bright, open plan kitchen and living area that makes brilliant use of the space and lends itself perfectly to modern living, whether relaxing after work or entertaining friends. The bedroom is generously sized, and as a ground floor home, residents benefit from direct access to their own private garden — a real rarity in this part of London. Beyond your own front door, residents also have access to a beautiful roof top communal garden, complete with far-reaching canal views — a lovely spot to catch some sun, grow your own plants, or simply enjoy a moment above the rooftops of Maida Vale. Fermoy Road sits in a quiet residential pocket of Maida Vale/Westbourne Park, moments from the Grand Union Canal and the popular canalside cafes and pubs that line it, yet just a short walk from the boutiques, restaurants and market stalls of Portobello Road and Notting Hill. For transport, you're incredibly well placed. Westbourne Park station (Circle and Hammersmith & City lines) is under half a mile away, with Royal Oak and Ladbrooke Grove also within easy reach, while Queen's Park brings London Overground and Bakerloo line connections into the mix. A regular bus network runs along Harrow Road, connecting you further afield. Together, this gives quick and easy access into Paddington, the City, and the West End, making this an excellent base for commuters as well as anyone wanting to make the most of everything West London has to offer. This home is available through Pocket Living, offering discounted market value homes designed for local first time buyers. As with all Pocket homes, a few simple eligibility criteria apply to ensure these homes go to those who need them most: Eligibility criteria: Applicants must be first time buyers, or will have sold any previously owned property prior to completing on this purchase; the property must be your sole residence; and combined household income (single or joint) must not exceed £90,000 per year. Full terms available on request.

- **Ground floor apartment**
- **Secure block**
- **One bedroom**
- **Private garden**
- **Quiet Residential Road**
- **Great location**
- **Chain free**
- **Conditions apply**
- **Roof top garden**
- **Close to shops and transports**

FERMOY ROAD, W9

Approximate Gross Internal Area = 40.45 sq.m / 435 sq.ft



M MILE

This floor plan is not to scale and measurements and areas are approximate and therefore should be used for illustrative purposes only. maximum widths and

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.