

Croxley Road, London W9

 Knight
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A charming two bedroom apartment situated on the ground floor of a handsome, Victorian townhouse in the sought-after W9.

Providing 660 sq ft of lovingly cared-for accommodation, this apartment features a spacious reception room with good ceiling height, an original feature fireplace and an intricate ceiling rose. At the rear, there is a well-equipped kitchen with direct access to the south-facing rear garden. The well maintained garden provides a tranquil and private setting with incredible light throughout the day. The property also offers two bedrooms and a contemporary bathroom with a heated towel rail.



Guide price: £630,000

Tenure: Share of freehold plus leasehold, approximately 89 years remaining

Service charge: £432 per annum. Please note we have been unable to confirm the next review date. You should ensure that you or your advisors make your own inquiries

Local authority: City of Westminster

Council tax band: E

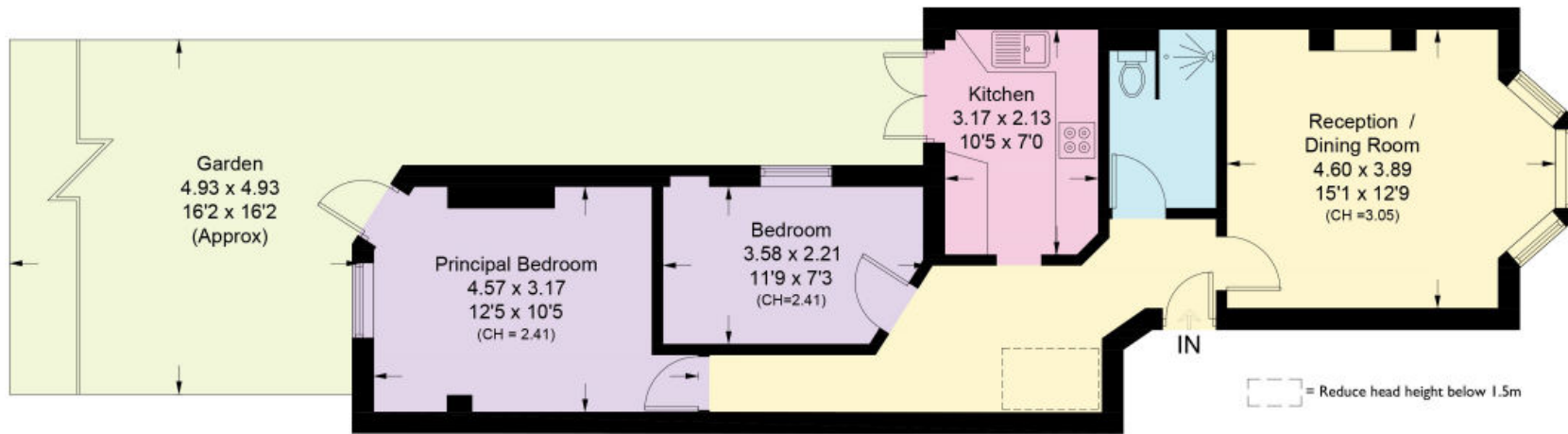


Croxley Road is on the borders of Queen's Park and Maida Vale, with Queen's Park station (Bakerloo line and Overground) and Westbourne Park (Hammersmith and City and Circle) just a short walk away - approximately 15 minutes travel to Oxford Circus and 25 minutes to the City. The flat's location also allows for convenient access to the excellent facilities of Salusbury Road with its extensive selection of shops, restaurants, cafes, bars and award-winning weekly farmers' market, as well as the green open spaces of Queen's Park. Notting Hill is also within walking distance.



Croxley Road, W9

Approximate Area = 61.3 sq m / 660 sq ft
Including Limited Use Area (2.1 sq m / 23 sq ft)



Ground Floor

Approximate Area = 61.3 sq m / 660 sq ft
Including Limited Use Area (2.1 sq m / 23 sq ft)

Knight Frank
Queen's Park
60 Salusbury Road
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We would be delighted to tell you more

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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2023. Photographs and videos dated July 2023.

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