

north  
west  
london  
property

nwlproperty.com

£800,000



## 60 Fermoy Road

London W9 3NJ


NWL Property are delighted to offer you the chance to buy this large apartment split over 2 floors, in the ever popular Fermoy Road in Maida Vale.

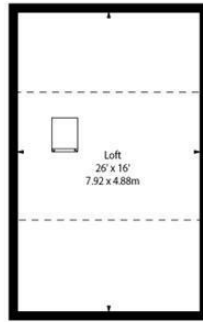
In need of complete refurbishment from top to bottom, this property would be perfect for a family looking to build a home together or BTL Landlord looking for investment opportunity.

Offered chain free with long lease.

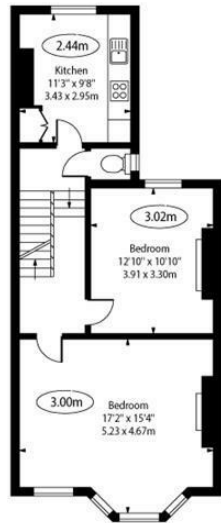
# ACCOMMODATION

Fermoy Road, W9

 - Ceiling Height



Third Floor



First Floor



Second Floor



Ground Floor Entrance

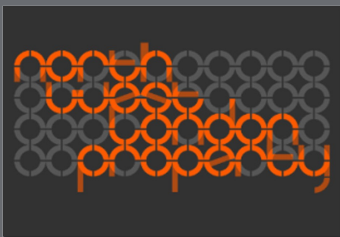
Approx Gross Internal Area 1231 Sq Ft - 114.36 Sq M

Approx Floor Area Including Restricted Heights 1651 Sq Ft - 153.38 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.45822

This floor plan should be used as a general outline for guidance only. 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC



5 Kings Parade  
Oakhampton Road  
Kensal Rise  
London, NW10 3ED

0207 183 7879

241 Maida Vale  
London  
W9 1QJ

0207 183 7879

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.