



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Fernhead Road, Maida Vale, W9 3EY

£1,250 PCM

Subject to Contract

- Recently refurbished maisonette finished to a high standard
- Close to Maida Vale amenities
- Wooden style flooring
- Bills included are electric, water and broad band for £200 per month
- Air conditioning
- Fully tiles marble effect bathroom



Fernhead Road, W9 3EY

Beautifully presented studio apartment, situated on first & second floor maisonette offering a stylish and practical living space within an attractive period building. The property has been refurbished to a high standard, thoughtfully combining contemporary finishes with the character and charm of the original conversion.

The accommodation features a modern fitted kitchen, a smart and contemporary bathroom, and a bright, versatile living and sleeping area designed to make excellent use of the available space. A distinctive spiral staircase adds character to the maisonette-style layout while creating a sense of separation between the living areas.

Set on Fernhead Road, W9, the property is ideally positioned within the popular Maida Hill area of West London. The surrounding neighbourhood provides a good selection of local shops, cafés, restaurants and everyday amenities, while nearby transport connections make travelling into Central London and other parts of the capital convenient. With its established residential surroundings and excellent access to the wider city, the location is well suited to professionals and those looking for a well-connected London home.

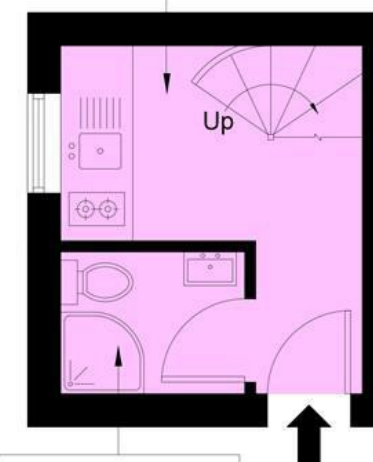
Bills included are electric, water and broad band for £200 per month

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Approx Gross Internal Area = 17.27 sq m / 186 sq ft

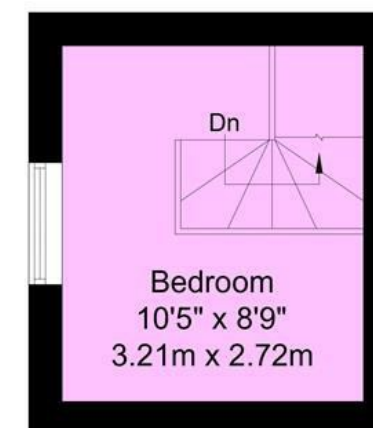


Kitchen / Reception Room
10'3" x 8'9"
3.14m x 2.72m



Shower Room
5'4" x 4'2"
1.66m x 1.28m

First Floor



Bedroom
10'5" x 8'9"
3.21m x 2.72m

Second Floor

Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Tenure

Price £1,250 PCM Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



Tel: +44 (0)2 8960 9988
Fax: +44 (0)2 8960 9989

Email: mail@warwickestateagency.co.uk
warwickestateagents.tv | warwickestateagents.co.uk

69 Chamberlayne Road, London NW10 3ND
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989