



**Ashmore Road, London, W9**

**£785,000**



## Ashmore Road, London, W9

A stylish and recently refurbished two double bedroom, two bathroom split level apartment offering 1041 Sq Ft (96 SqM) of internal space including a modern open/plan kitchen reception room.

This exceptional flat is arranged over the top two floors of a handsome period building and is generously proportioned throughout with additional features including a fully fitted kitchen, two contemporary bathrooms and generous storage.

We have been advised of the following:

Lease - Circa 119 years remaining

Service charge - Circa £3000pa

Ground rent - Circa £350pa

Ashmore Road is conveniently located just 0.3 miles from Queens Park station (Bakerloo line) and the local amenities, shops and restaurants that can be found on Salusbury Road.

\*NB The landlord of this property is related to a member at YRT Residential Limited.

### Features

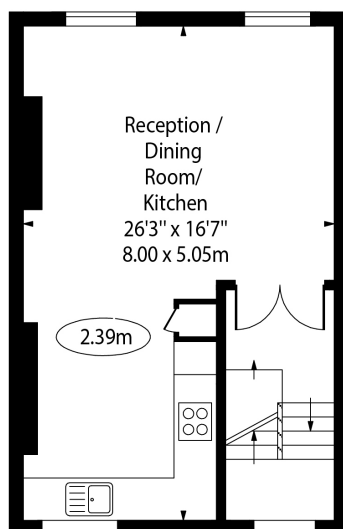
- Split Level Apartment
- Two Double Bedrooms
- Two Bathrooms
- Furnished
- Stylish & Recently Refurbished
- Modern Open Plan Kitchen/Reception
- 0.3 miles From Queens Park Station
- Sold Chain Free





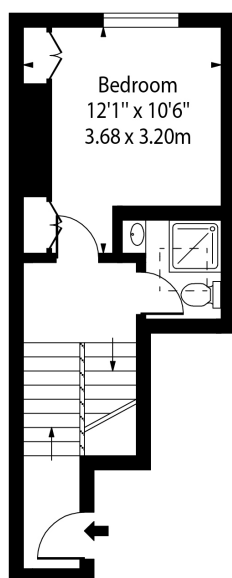
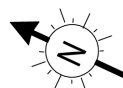


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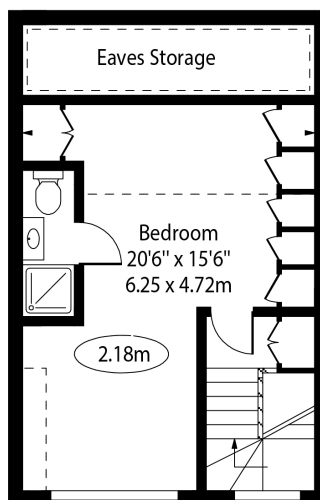


Second Floor

Ashmore Road, W9



First Floor



Third Floor

Approx Gross Internal Area 896 Sq Ft - 83.24 Sq M

Approx Floor Area Including Restricted Heights 1041 Sq Ft - 96.71 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.47540

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.