

**LARCH HOUSE, ROWAN WALK, LONDON, W10 4JJ**



**ASKING PRICE £194,950 LEASEHOLD**

- \* **Double bedrooms**
- \* **Reception**
- \* **Bathroom**
- \* **Fitted kitchen**
- \* **Balcony**
- \* **Gas central heating**
- \* **Double glaze**

Well presented one bedroom first floor flat with balcony set on a two storey purpose built block. The property benefits from high security and located close to all amenities of Queens Park and Westbourne Park.

**ACCOMMODATION COMPRISES**

**Entrance:** laminate flooring

**Storage Room:**

**Bedroom:** 3.40m (11'2") x 2.87m (9'5"); laminate flooring, walk-in cupboard, radiator, double glaze window

**Lounge:** 4.85m (15'11") x 2.67m (8'9"); laminate flooring, radiator, double glaze window, door to the balcony and kitchen

**Balcony:**

**Kitchen:** 4.85m (15'11") x 1.75m (5'9"); fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for washing machine, laminate flooring, radiator, double glaze window

**Bathroom:** three piece suite comprising deep panelled bath, wash hand basin and low-level WC, tiled splash backs, radiator, tiled flooring.

**Lease:** tbc

**Service Charge:** tbc

**Ground Rent:** tbc

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Whilst every conceivable effort is taken to ensure the accuracy of these particulars, we cannot accept any liability for the specification given. Fixtures and fittings have not been tested. All measurements are given to the nearest three inches. This does not form part of any contract.

# Ground Floor

