

**DENHOLME ROAD , LONDON, W9 3HX**



**ASKING PRICE £374,950.00 LEASEHOLD**

- \* 2 Double Bedrooms**
- \* Reception**
- \* Dining Room**
- \* Fitted Kitchen**
- \* Garden**
- \* Gas Central Heating**
- \* Laminate/Tiled Flooring**

Spacious two bedroom ground floor garden flat in a residential street offering two double bedrooms, reception room, kitchen and bathroom. Located on Croxley Road, the property is within easy reach of a superb selection of shops, bars and restaurants in Maida Vale and on Salisbury Road. Transport links include Queen's Park Station (Bakerloo Line and British Rail).

**ACCOMMODATION COMPRISES:**

**Entrance:** laminate flooring

**Bedroom 1:** 4.57m (15') x 2.59m (8'6"); bay window to side, laminate flooring, radiator.

**Bedroom 2:** 3.90m (12'9") x 2.90m (9'6"); window to side, laminate flooring, radiator.

**Bathroom:** 2.42m (7'11) x 2.13m (7'); three piece suite comprising deep panelled bath, wash hand basin and low-level WC, tiled surround, window to rear, radiator, tiled flooring.

**Lounge:** 3.20m (10'6") x 3.02m (9'11"); window to side, laminate flooring, radiator.

**Kitchen:** 3.15m (10'4") x 2.72m (8'11"); fitted with a matching base and eye level units with worktop space over, space for washing machine and cooker, window to side, tiled flooring, door to:

**Garden:**

**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.

