

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



**ASKING PRICE £274,950 LEASEHOLD**

**\*2 Bedrooms \* 1 Reception \*Kitchen \*Bathroom \*Double Glaze  
\*Gas Central Heating \*Balcony/Patio \*Laminate/Carpet Flooring**

Spacious two bedroom maisonette flat set on the ground and first floors of a two storey well-maintained purpose built block with its own balcony and private patio. The property benefits from reception/diner, two double bedrooms, separate kitchen and bathroom. Located close to all amenities of Ladbroke Grove and Queen's Park.

**ACCOMMODATION COMPRISES:**

**1<sup>st</sup> Floor**

**Entrance:** laminate flooring, storage space

**Bedroom 1:** **3.61m (11'10") x 2.82m (9'3");** double glazed window, radiator, laminate flooring.

**Kitchen:** **3.61m (11'10") x 1.73m (5'8");** fitted with a matching range of base and eye level units with worktop space over, space for fridge, washing machine and cooker, splash backs tiles, double glazed window, radiator, laminate flooring

**Lounge/Diner:** **4.75m (15'7") x 4.65m (15'3");** double glazed windows, radiators, laminate flooring, door to balcony, stairs leading to ground floor:

**Balcony**

**Ground Floor**

**Bathroom:** **1.83m (6') x 1.57m (5'2");** two piece suite comprising deep panelled bath and wash hand basin, tiled splashbacks, marble tiled flooring.

**WC:** **1.57m (5'2") x 1.19m (3'11");** low-level WC, marble tiled flooring.

**Store Room**

**Bedroom 2:** **3.66m (12') x 2.79m (9'2");** double glazed window, radiator, fitted carpet, door to patio:

**Patio:**

**Lease: 100 years**

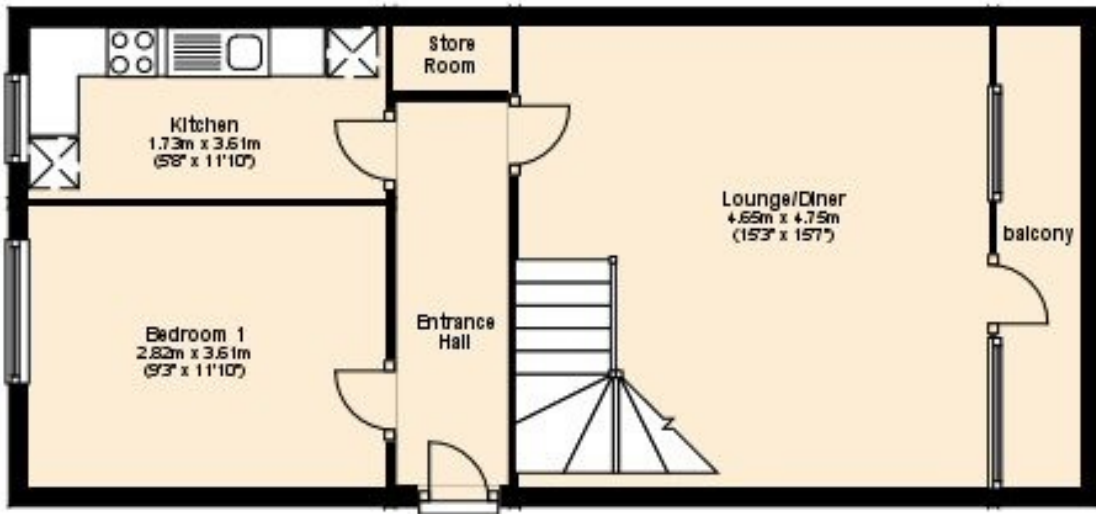
**Service Charge: £1,600 pa approx.**

**Ground Rent: £10pa approx**

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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.

### First Floor



### Ground Floor

