

Bravington Road  
Maida Vale, W9

£950 per week

🛏️ 3 🚿 2 🏠 House

**HOMESITE**

# Bright two/three bedroom house with a private garden

## FULL DETAILS

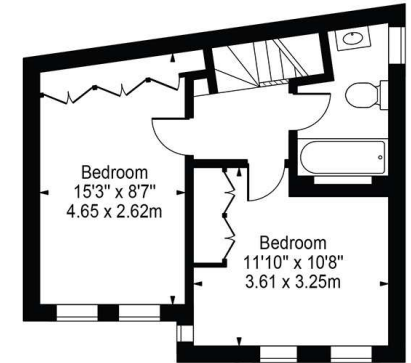
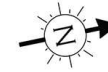
This wonderfully unique two/three bedroom house has been superbly designed to maximise space and light. Arranged over three floors and offered in excellent condition it offers flexible living space and a private garden. The ground floor is home to a large and bright open plan kitchen, complete with a breakfast bar, wooden floors and dining area. The lower floor comprises of a comfy lounge area with the option of a pull down bed to create a further bedroom and shower room, there is also direct access onto the garden. The top floor comprises of two double bedrooms and a family bathroom. Bravingington road is an attractive tree lined street which gives access to the vast array of amenities of Maida Vale, Queens Park and Notting Hill. The green open spaces of Queen's Park are close by along with the picturesque Grand Union Canal. Queen's Park station (Bakerloo line and London Overground) and Westbourne Park station (Hammersmith & City and Circle line) are close by.

## PROPERTY FEATURES

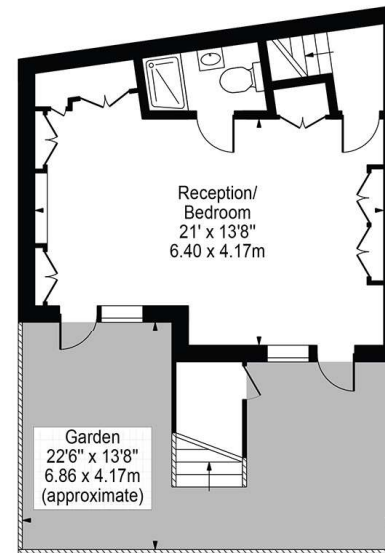
- Period House
- Two / Three Bedrooms
- Very well presented
- Full of natural light
- Private garden
- Approx 1065 sq ft / 98.94 m2
- Council tax band D - Westminster Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	59	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

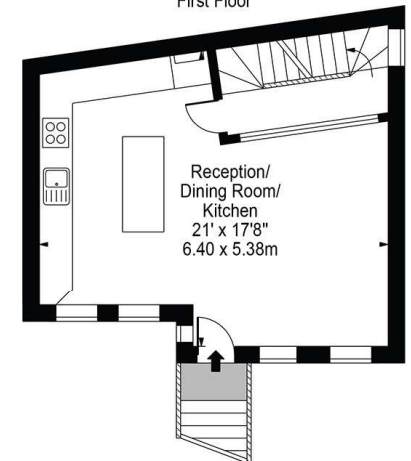
Bravingington Road, W9  
Approx. Gross Internal Area 1065 Sq Ft - 98.94 Sq M



First Floor



Lower Ground Floor



Raised Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. 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.

\*Tenant admin fee: 1 person (£100 + VAT), 2 people (£200 + VAT), 3 people (£250 + VAT), 4 people (£300 + VAT), Referencing: £30 per person, Renewal Agreement fee: £50 (including VAT). Typical deposit equal to 6 weeks rent and rent is paid in advance (normally monthly or quarterly). There will be a check out fee at the end of the tenancy, the price of which will depend on the size of the property. N.B. We have produced these sales particulars as a general guide. It is essential that you check with us before undertaking an inspection. We have not carried out a detailed survey of the property and have not tested the services, appliances or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Homesite. The vendor does not make or give and neither Homesite nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.