



Orchard Close, W10

£595,000 Leasehold

2 bedroom maisonette for sale

Description

This newly refurbished two double bedroom First and Second floor maisonette, is situated on a quiet leafy cul-de-sac, between Golborne Road and Portobello Road, with access to the excellent amenities that this vibrant area has to offer. Ladbroke Grove and Westbourne Park Underground Stations are with easy walking distance (Circle, Hammersmith and City Lines).

Own front door : 1st/2nd floor maisonette : Reception/Kitchen
Breakfast room : Two Double Bedrooms : Family Bathroom :
Wooden floors throughout : Excellent Storage : Walking Distance to
Portobello Road.

Leasehold expires 11/02/2205.

Ground Rent: £10 per annum.

Service Charge: £1,100 approximately per annum.

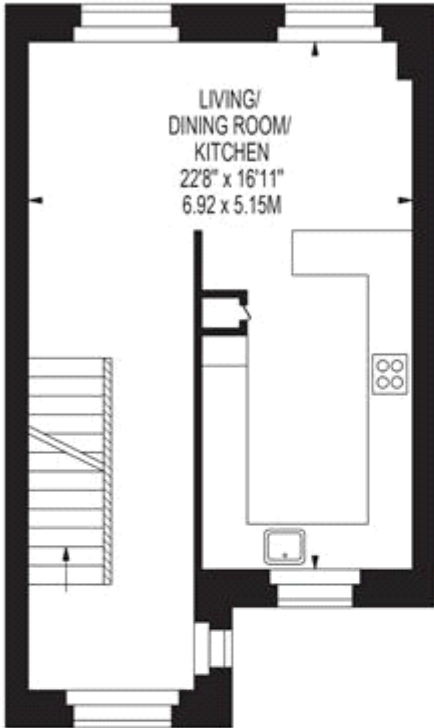
Tenure

Leasehold (184 years)

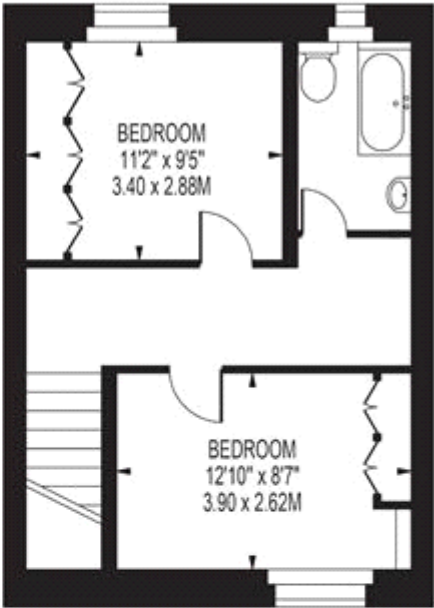


ORCHARD CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 860 SQ FT - 79.89 SQ M



FIRST FLOOR



SECOND FLOOR



RAISED GROUND FLOOR
ENTRANCE

FOR ILLUSTRATION PURPOSES ONLY

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.



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 77 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |

Viewing by appointment only
 Milton Stone - Head Office
 53 Abingdon Road, London W8 6AN
 Tel: 0207 938 2311 Email: info@miltonstone.com Website: www.miltonstone.com