

# A-B-A-C-U-S

KENSAL RISE

## Fordingley Road, Maida Vale London, W9

Recently refurbished and immaculately presented is this extended two double bedroom split-level garden flat. Boasting a separate eat-in kitchen opening onto a landscaped south facing rear garden, guest cloakroom, own entrance and a share of freehold. Situated within walking distance to the bustling Golborne Road, Portobello Road and Salusbury Road with excellent transport links including Bakerloo and Hammersmith & City lines.



**£695,000 Share of Freehold**

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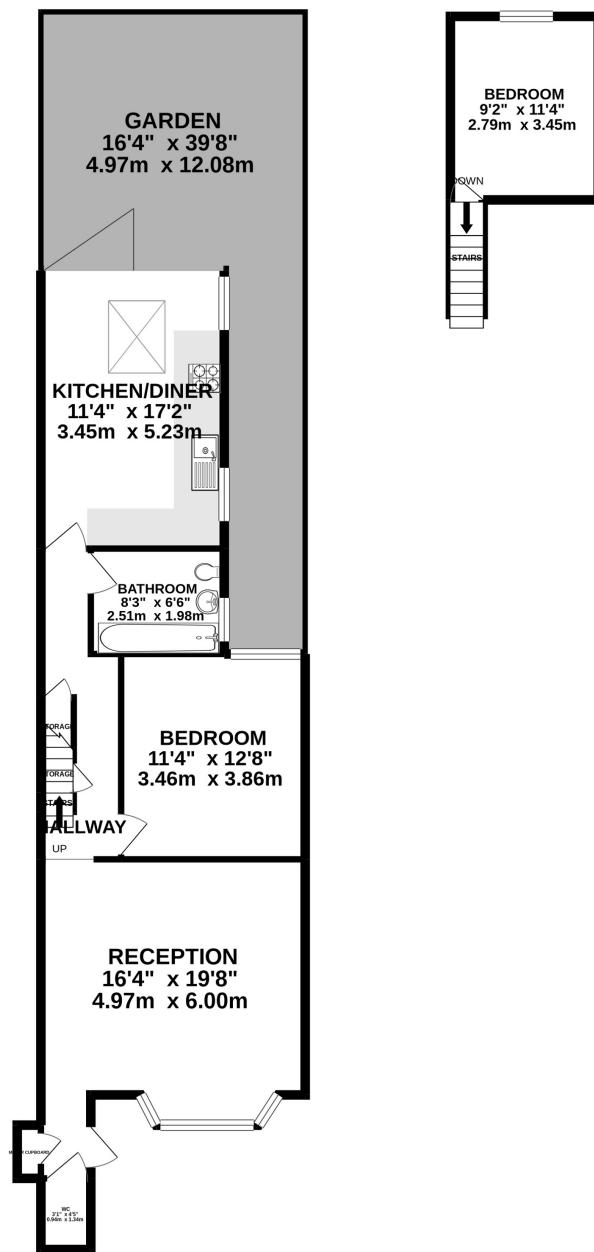
Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly – lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly – higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.

1ST FLOOR  
118 sq.ft. (11.0 sq.m.) approx.



TOTAL FLOOR AREA : 824sq.ft. (76.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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3. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquires.
4. Descriptions of the property are subjective and are used in good faith as an opinion and a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property.

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