



## ASHMORE ROAD

Queens Park  
London  
W9

Asking Price  
£875,000

Multiple Agent

A beautifully renovated two bedroom, duplex apartment (1,047 sq. ft / 97 sq. m) located on a quiet residential street situated between Maida Vale and Queens Park.

The apartment offers spacious accommodation with an abundance of natural light and the benefit of a demised outside area. Both bedrooms are generously proportioned with in-built storage, one benefitting from an en suite bathroom and the other has use of the family shower room.

# ASTON CHASE

67-71 Park Road  
Regent's Park  
London, NW1 6XU  
020 7724 4724  
[enquiries@astonchase.com](mailto:enquiries@astonchase.com)

[astonchase.com](http://astonchase.com)

## ASHMORE ROAD

Queens Park  
London  
W9

Ideally located on Ashmore Road, the flat is just a short distance from Queen's Park, which boasts a variety of amenities, including nearby shops and cafes. It is also within easy reach of Queens Park underground (Bakerloo Line) and overground station.

Asking Price  
£875,000  
Subject To Contract

Multiple Agent

Leasehold 125 Years

Service Charge: £1,500 P/A  
Ground Rent: £100 P/A





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## ACCOMMODATION

- Open plan Kitchen/Reception Room
- Principle bedroom with en-suite
- Second bedroom
- Family shower room
- Unofficial, demised roof terrace

## AMENITIES

- Brand newly refurbished
- Duplex apartment
- On street parking

COUNCIL TAX: D

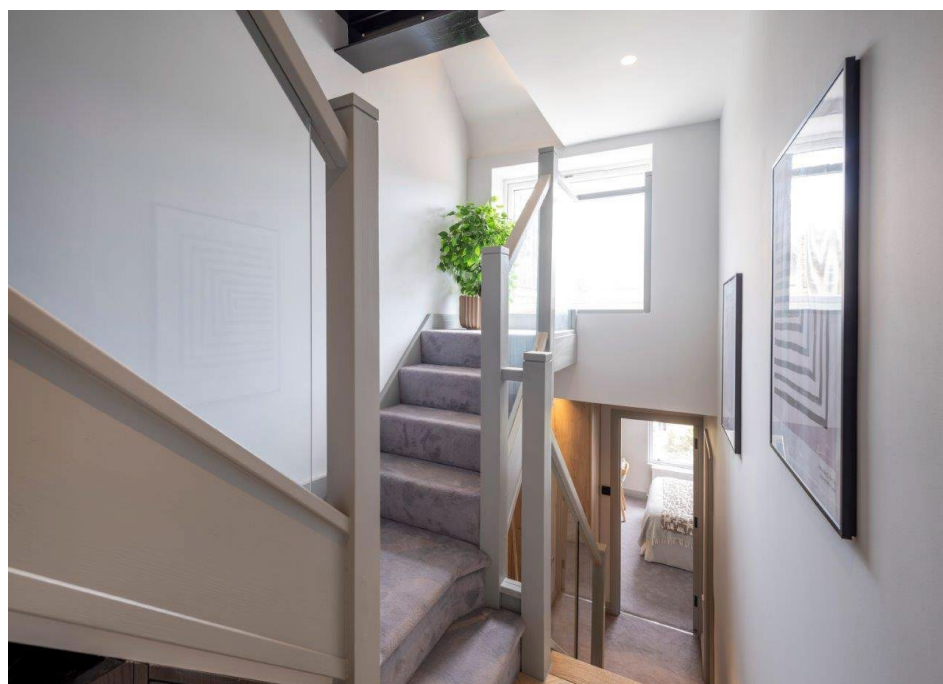
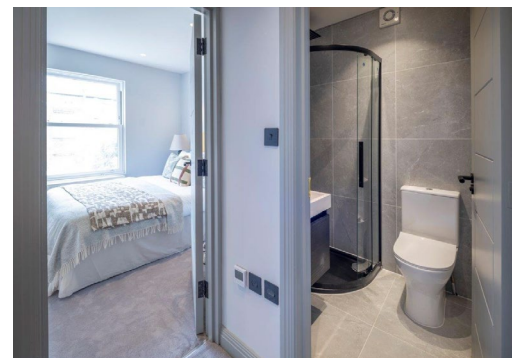
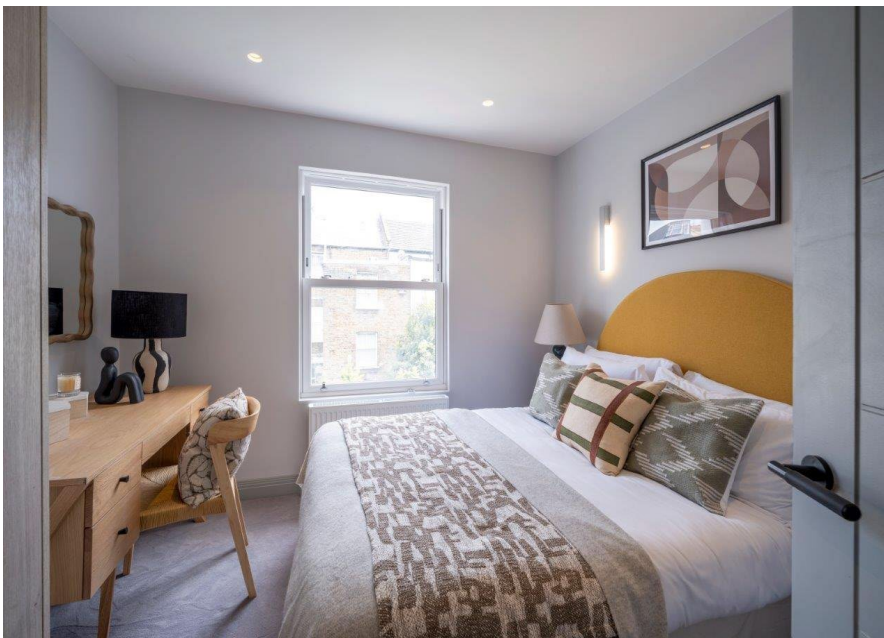
EPC RATING: D



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Ashmore Road, W9  
Approximate gross internal area  
97.27 sq m / 1047 sq ft  
(Including Eaves Voids)  
Eaves Voids  
78 sq ft / 7.25 sq m



Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	81 D	
39-54	E		
21-38	F		
1-20	G		