



Masbro Road W14

finlay  
brewer



# Masbro Road W14

**2 DOUBLE BEDROOMS  
RECEPTION/DINING ROOM**

**KITCHEN**

**BATHROOM**

**BALCONY**

**STORAGE**

**EPC RATING C 78 / COUNCIL TAX BAND D**

**LEASE LENGTH: 990 YRS APX**

**SERVICE CHARGE: £1,500 PA APX**

**BUILDING INSURANCE CHARGE: £705 PA APX**

A wonderful 2 double bedroom maisonette which occupies the second and third floors of a handsome flat-fronted Victorian property with excellent living/entertaining space and a full-width southerly balcony. The elegant 27'1 x 12 reception is to the rear with sliding doors opening onto the balcony which enjoys far-reaching views. The kitchen is well equipped and has ample storage. The principal bedroom is situated to the front of the property and has 2 sash windows, excellent wall-to-wall built-in storage and shelving. The 2nd bedroom is on the 3rd floor and also benefits from extensive storage.

This generous and well-configured property of approximately 830 sq ft is flooded with light and located the heart of Brook Green with many gastro pubs, restaurants and shops on your doorstep!

**PRICE GUIDE £700,000  
LEASEHOLD - SHARE OF FREEHOLD**


**SUBJECT TO CONTRACT**

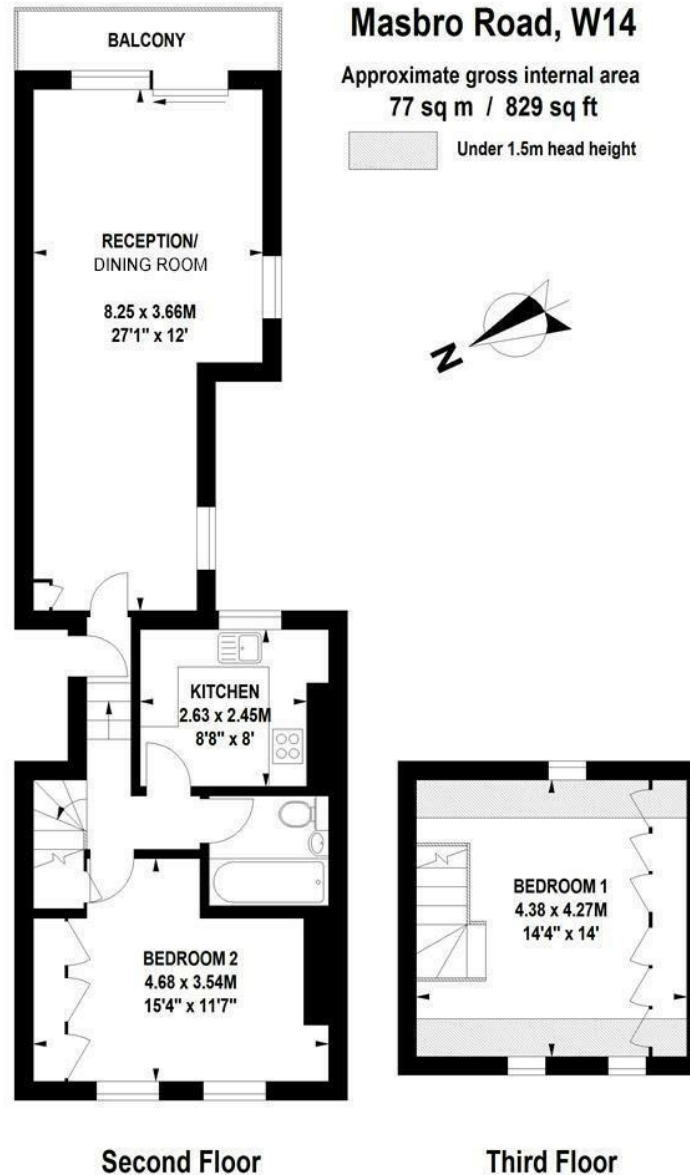




## Masbro Road, W14

Approximate gross internal area  
77 sq m / 829 sq ft

 Under 1.5m head height



Floor Plan produced for Finlay Brewer

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable