



An architecturally designed upper floor two double bedroom duplex apartment with vaulted ceilings and oceans of light.

Hormead Road, London, W9

£725,000 Leasehold (119 years remaining)



- Bright top floor apartment • Two double bedrooms • Good location, close to Notting Hill • Long lease 119 years
- No onward chain

### Local Information

Maida Vale is a stunning location in West London, offering period conversions and red-brick mansion flats some of which include well-manicured communal gardens. Paddington Recreational Ground offers open green space for the avid jogger and dog walker, as well as an athletics track, gym and 3D artificial pitch. In addition, there are a number of tennis clubs in the immediate area. BBC Maida Vale Studios is conveniently located on a quiet residential street and hosts a number of live performances. Hornmead Road is positioned between Maida Vale and on the outskirts of the bustling and cultural Notting Hill. The property is moments away from the Union Canal and within 0.7 miles from Portobello market. The local area has excellent transport links from Westbourne Park Station (Hammersmith and City), Paddington station and great bus links into Central London.

### About this property

Well-located within a ten minute walk of Portobello Road, this bright and spacious top floor apartment in a period conversion, has been stylishly renovated throughout with vaulted ceilings, crisply decorated in white with modern fixtures and fittings. There are two double bedrooms with the suspended principal bedroom on the top floor benefitting from large windows and skylights to allow for a double aspect and a gallery view into the sitting area. The open-plan kitchen and living room have bespoke storage, large windows and perfect entertaining space. The property is for sale with a long lease and no onward chain.

### Tenure

Leasehold (119 years remaining)

### Local Authority

City Of Westminster

### Energy Performance

EPC Rating = D

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Maida Vale & Little Venice Office.

Telephone: +44 (0) 20 3425 5600.



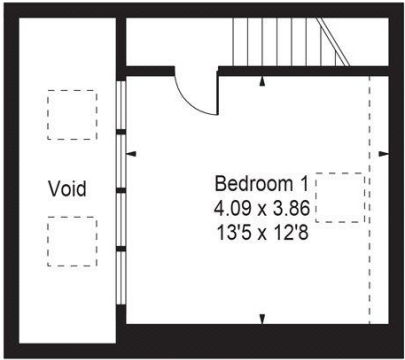




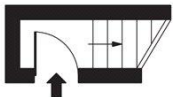
Hormead Road, London, W9  
Gross Internal Area 821 sq.ft., 76.2 m<sup>2</sup>

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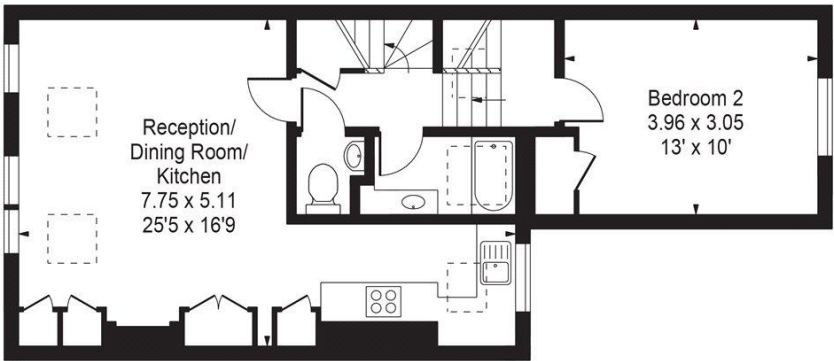
Hormead Road  
Gross Internal Area(Approx)  
Total = 76.27 Sq m / 821 Sq ft (Excluding Void)



Third Floor  
19.6 sq m / 211 sq ft



First Floor Entrance  
1.6 sq m / 17sq ft



Second Floor  
53.9 sq m / 580 sq ft

For Illustration Purposes Only - Not To Scale  
Floorplan by Humble Spy Photography Ltd.  
Produces exclusively for Savills

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92-)	62	73		
A				
(81-91)				
B				
(69-80)				
C	62	73		
(55-68)				
D				
(39-54)				
E	62	73		
(21-38)				
F				
(1-20)	62	73		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

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