

# BLACK KATZ

Management & Lettings



**1 Bedroom Flat Rent In WESTBOURNE PARK £ 450pw (£1950 pcm)**

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Recently refurbished this spacious one double bedroom apartment is set on the 1st floor of a period house. The property has a modern stylish fully fitted kitchen and bathroom, high ceilings, mixture of wood floors & carpets and ample storage space. Fermoy Road is located on a very popular and quiet, residential street minutes from Westbourne Park Tube Station and local shops and cafes. Portobello Market, Notting Hill and Maida Vale (Bakerloo Line) are also within walking distance.

**E.P.C. RATING: C**

### **Property Features**

. Combination of wooden floors and carpets . Washing Machine . Separate kitchen . Close to local amenities . Close to Tube . Fantastic Transport Links . Zone 2 . Period Conversion . Central Heating . Excellent decorative order . Spacious Living Room

### **Place of Interest Locally**

Paddington Academy - 0.43 miles. A Home To Grow Childminders - 0.56 miles. The Educational and Cultural Center I.R. Iran - 0.65 miles. Lansdowne College - 1.04 miles. St Clement & St James C Of E Primary School - 1.09 miles. Islamia Primary School - 1.1 miles. City of Westminster College, Paddington Green Campus - 1.22 miles. Queens Park Community School - 1.32 miles. The Cardinal Vaughan Memorial School - 1.43 miles. Ashbourne College - 1.57 miles. Francis Holland School, Regent's Park - 1.83 miles. Holland Park Pre Prep School - 1.86 miles. South Hampstead High School - 1.92 miles. Jane Packer Flowers - 2.03 miles. Saint Paul's Girls' School - 2.11 miles.



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**Sat-10am-2.00pm**  
**(Please call beforehand)**

We aim to make our particulars both accurate and reliable. However they are not guaranteed, nor do they form part of an offer or contract. If you require clarification on any points then please contact us. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.