



## Lexden Road, W3

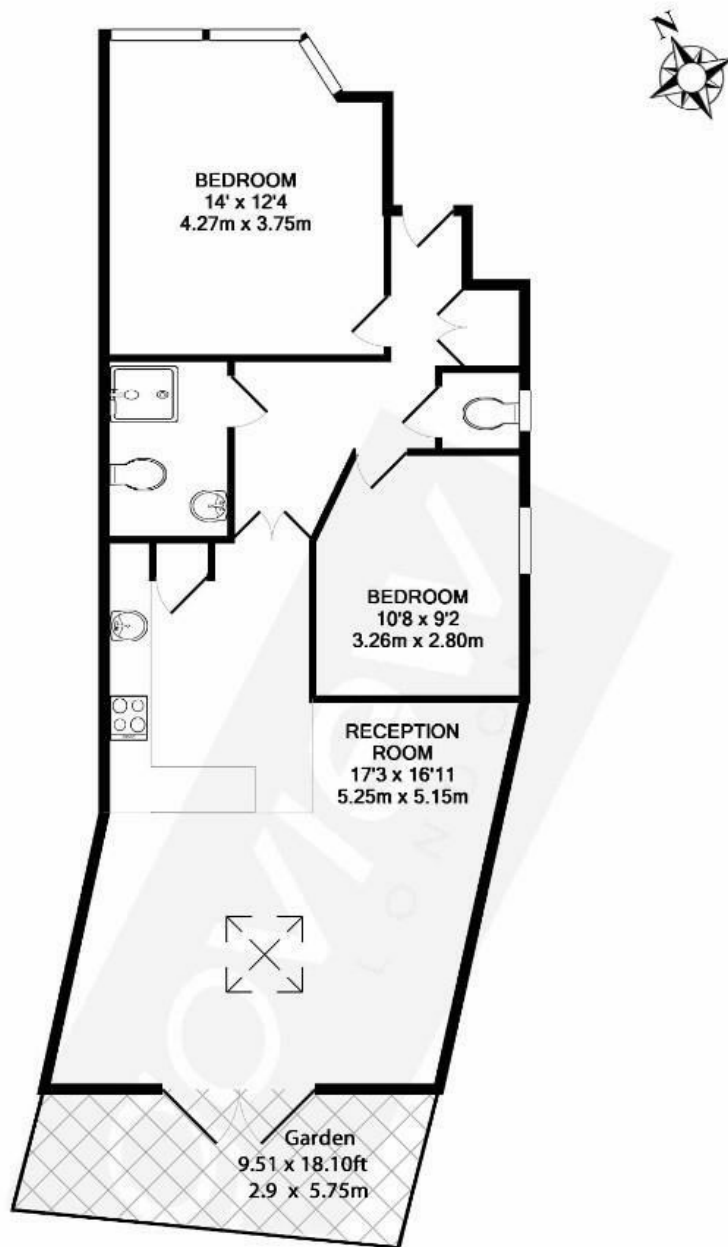
A charming ground floor conversion flat located on Lexden Road, W3, offering over 700 sq ft of well-presented living space.

The property comprises two generous double bedrooms, a modern family bathroom with separate WC, and a bright open-plan kitchen/reception room with an abundance of natural light throughout.

The home further benefits from off-street parking, a south-facing private garden, share of freehold and is offered chain free.

- Two double bedrooms
- Private garden
- Excellent decorative order
- Allocated off-street parking
- Wealth of storage space
- Close to local amenities
- Close to transports
- No onward chain

£565,000



TOTAL APPROX. FLOOR AREA 756 SQ.FT. (70.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	