



Regina Road, W13

This lovely and spacious two-bedroom garden flat is full of natural light and has a warm, welcoming feel throughout. Set within a detached house that's been converted into just two flats, it offers a real sense of privacy and a home that feels truly your own.

Inside, you'll find a bright entrance hallway with handy storage and access to all rooms. The light-filled living room opens out through French doors onto the private rear garden — perfect for relaxing or entertaining friends. The separate kitchen comes with plenty of cupboard space and room for freestanding appliances. There's a generous main bedroom, a good-sized second bedroom, and a family bathroom.

The property also benefits from front and rear gardens, no onward chain and a share of the freehold, giving you that extra peace of mind and sense of ownership.

£500,000

- Period conversion
- Two bedrooms
- Large south facing garden
- No chain
- Share of freehold
- Separate kitchen
- Only two properties in detached period house
- Close to local schools
- Great public transport close by
- Potential to extend STPP

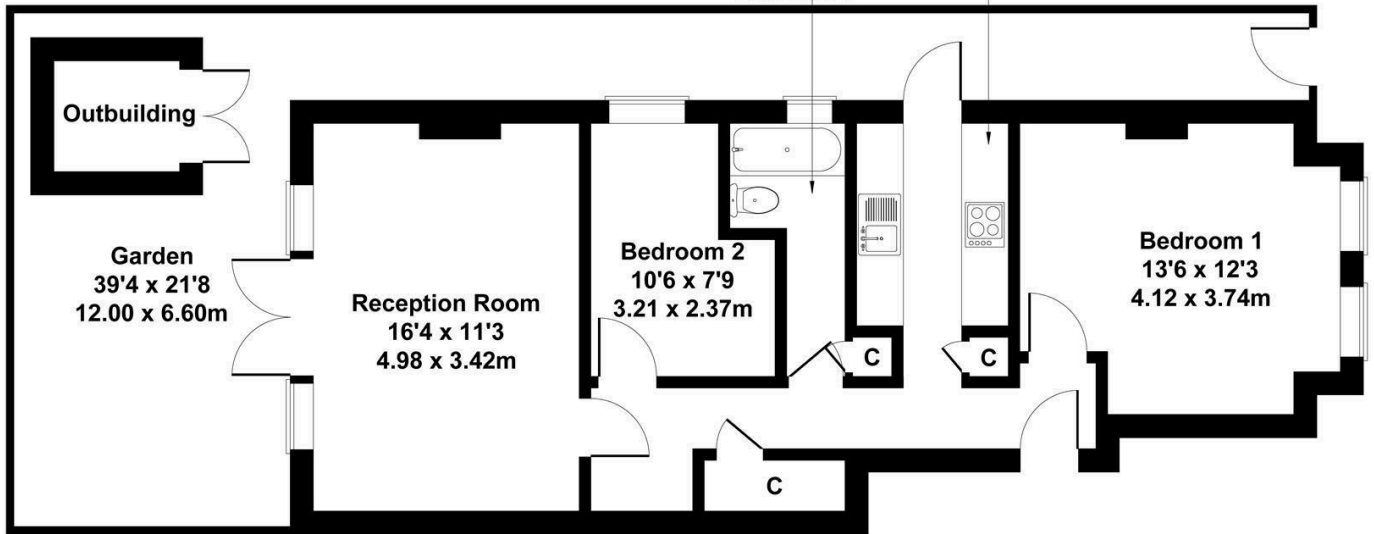
Regina Road

Approximate Gross Internal Area
635 sq ft - 59 sq m
(Excluding Outbuilding)



Kitchen
10'8 x 6'5

Bathroom 3.25 x 1.95m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		