



**VITA**  
*Properties*

Fermoy Road, Maida Vale, London W9 | £495,000

- 2 bedrooms, 2 bathrooms
- Light filled rooms with high ceilings
- 1st floor of a period property
- Excellent location

- Close to amenities and transport
- Unofficial sun terrace



"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

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Kate Brookfield x Vita Properties, proudly introduces this charming 2-bedroom, 2-bathroom apartment located between Notting Hill and Maida Vale. Positioned on the first floor of a picturesque mid-terrace Victorian building, this residence enjoys a tranquil setting on a peaceful street, while being just a stone's throw away from an array of superb local conveniences.

Boasting an abundance of natural light, this residence offers an inviting atmosphere for comfortable living. Ideal for those seeking proximity to the vibrant ambiance of Notting Hill, as well as the renowned thoroughfares of Westbourne Grove and Portobello Road, this property presents a unique opportunity to experience the best of London living within easy reach.

With its thoughtfully designed layout and tasteful appointments, this apartment epitomizes modern urban living. The well-appointed bedrooms provide a peaceful retreat, while the two bathrooms offer convenience and functionality. The open-plan living area is bathed in sunlight, creating a welcoming space for relaxation and

yond the confines of the apartment, residents can explore the eclectic mix of shops, cafes, and restaurants that characterize the surrounding neighborhoods. Whether strolling through the charming streets of Notting Hill or indulging in the vibrant atmosphere of Portobello Road Market, there is always something new to discover just moments from your doorstep.

In summary, this delightful apartment offers an enviable lifestyle in one of London's most sought-after locations. With its convenient position, stylish interiors, and proximity to a wealth of amenities, it presents an irresistible opportunity for any buyer seeking a harmonious blend of comfort and convenience in the heart of the city.

- 🏠 Flat
- 🔑 Leasehold
- 🛏 x 2
- 🚿 x 1
- 🚿 x 2



Kate Brookfield

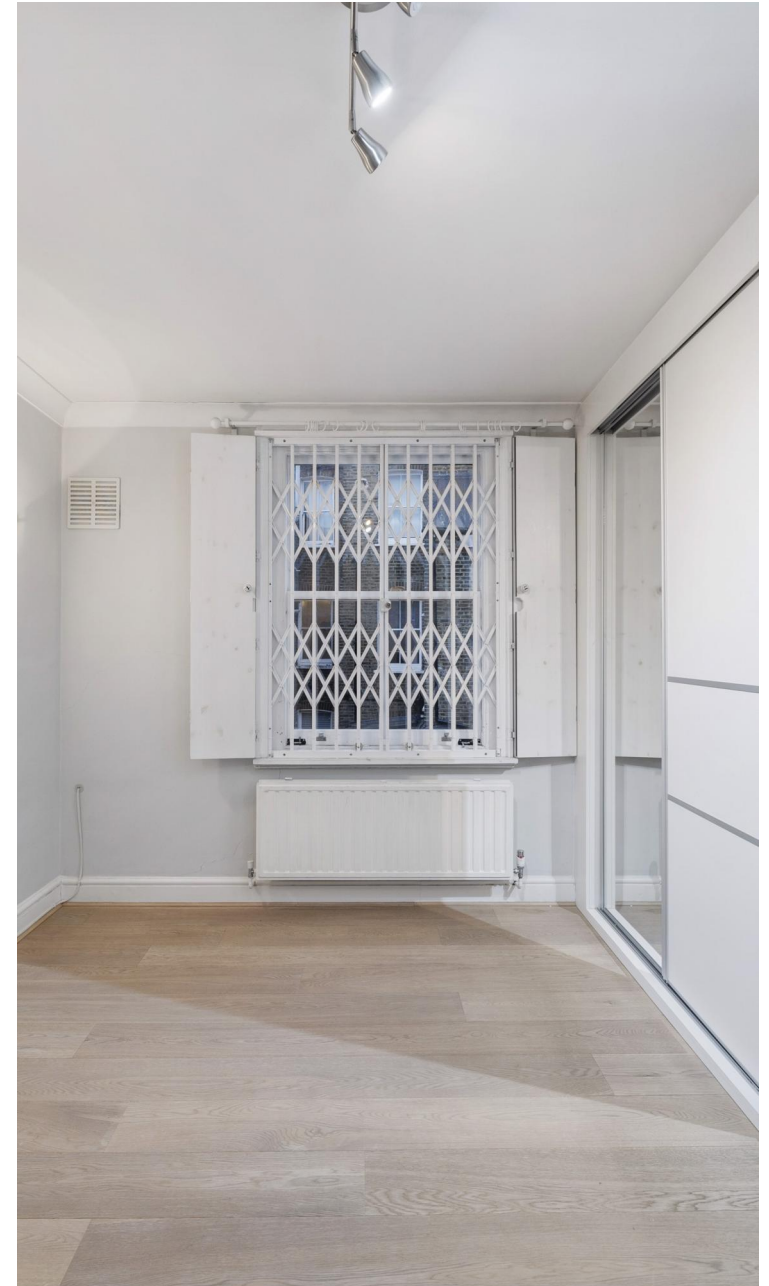
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entertainment.

"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

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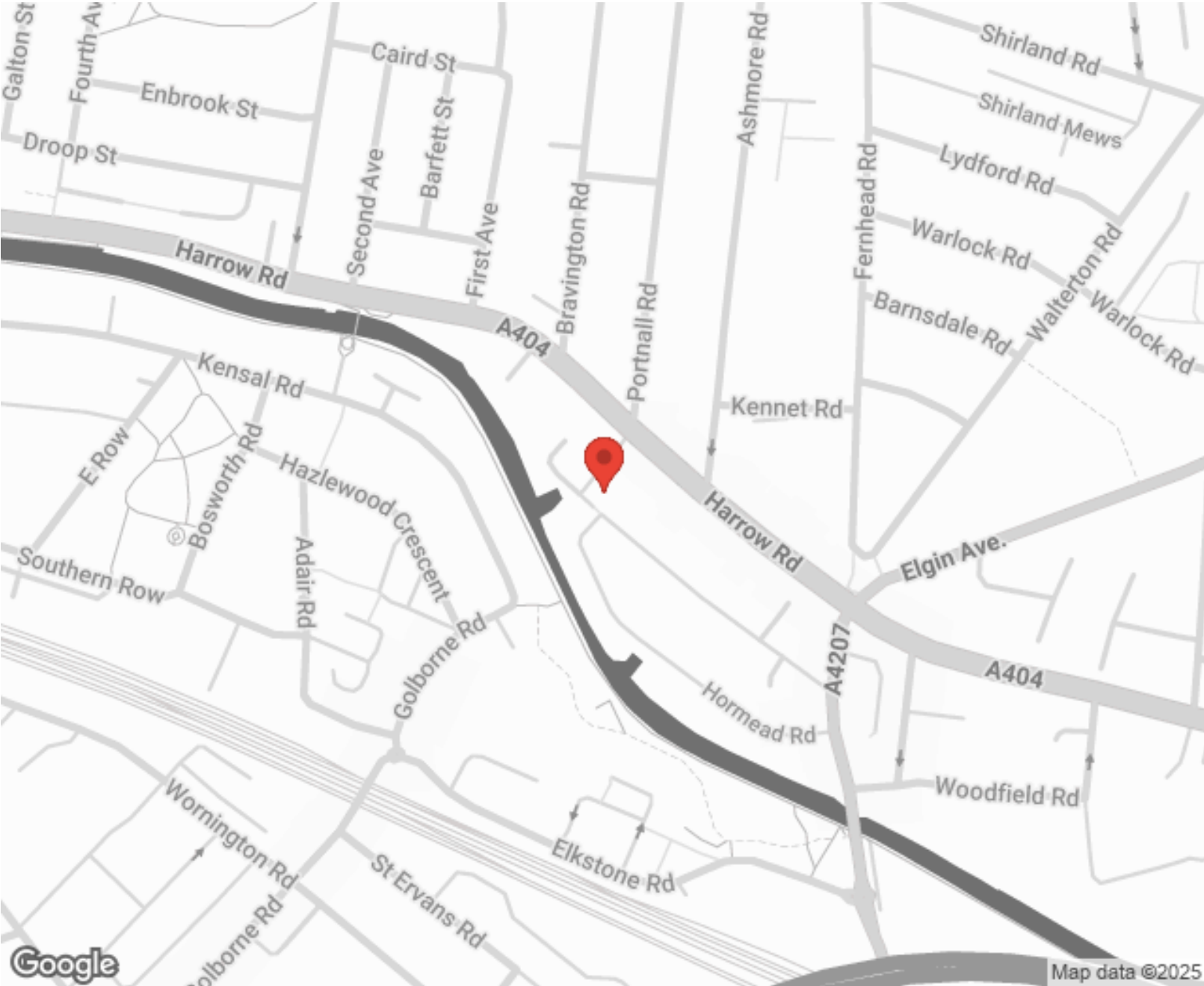


**MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE**





"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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4.9 Stars | 132 Reviews

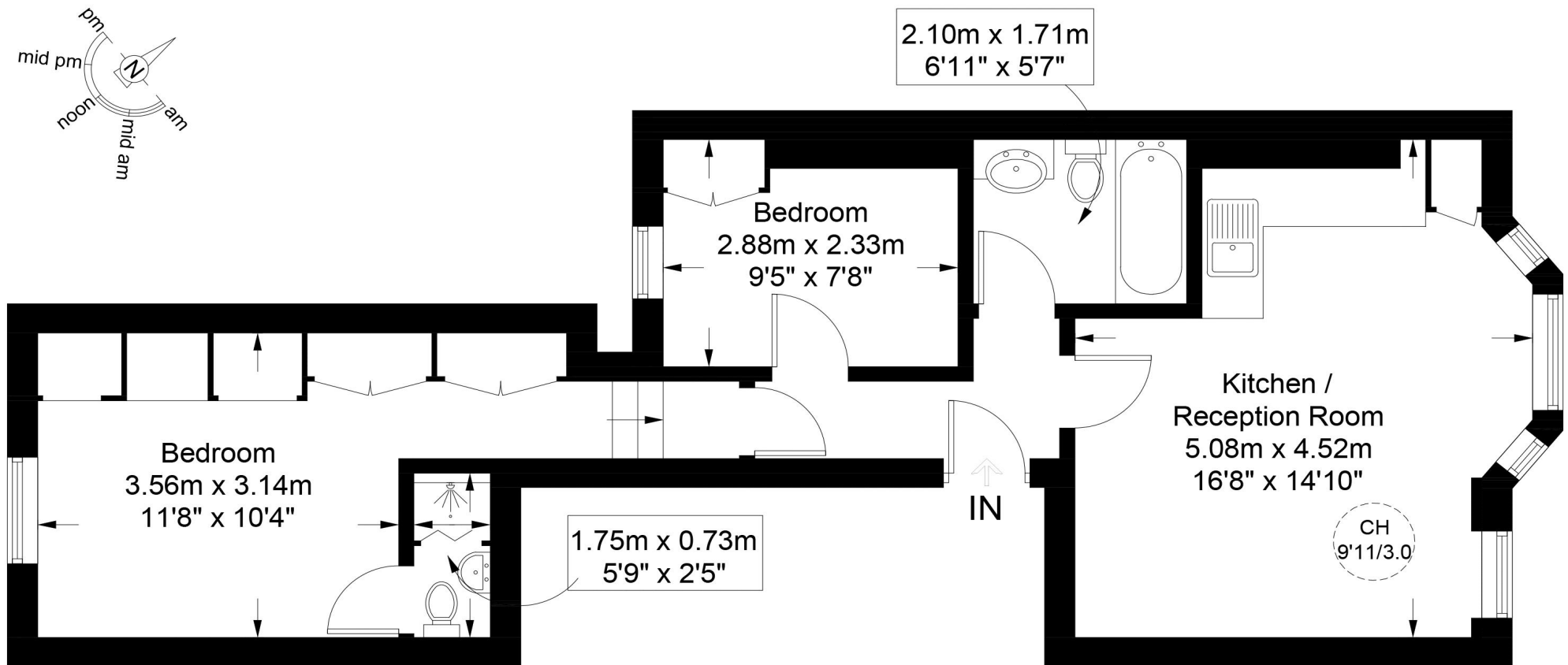
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**Fermoy Road, W9**

**Approximate Gross Internal Area = 547 sq ft / 50.8 sq m**



## First Floor

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified  
Property  
Measurer**