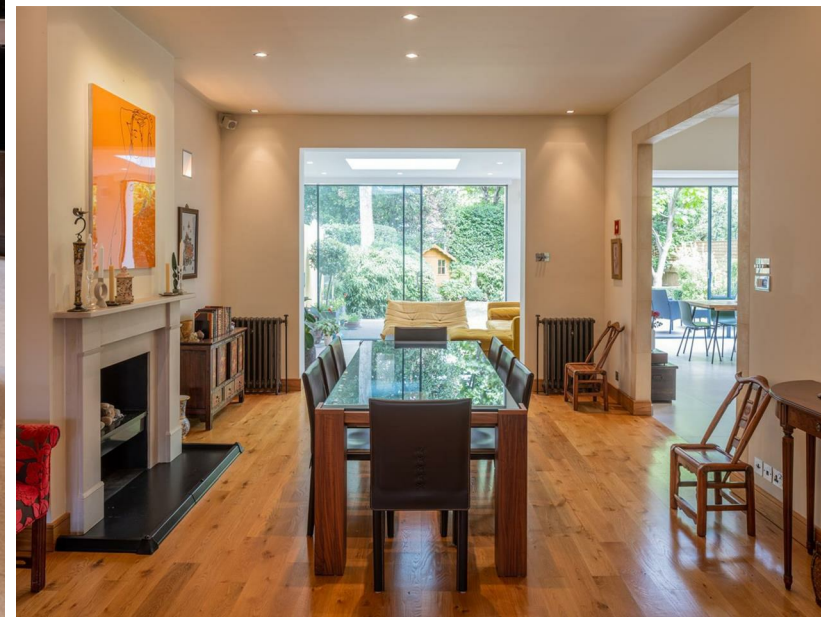




**30 Ashworth Road, London  
W9 1JY  
Guide price £5,000,000 Freehold**

**IAN GREEN**  
RESIDENTIAL

Situated on this popular tree lined and quiet road in the heart of Maida Vale a semi-detached family home comprising approximately 3012 sqft/278 sqm arranged over 3 floors of internal accommodation. The house has been immaculately maintained by the present owners and boasts a wonderful and extremely light open planned kitchen/family room with floor to ceiling glass doors opening to a delightful 61ft/18.7m rear garden. There is also gated off street parking for 2 cars. Ashworth Road is a tranquil one-way street located just off Lauderdale Road. Ideally situated just 0.2 miles from Maida Vale Underground station (Bakerloo Line) to provide access to Paddington railway station and the West End. The American School London is situated 0.7 miles from the house and the fashionable cafes, restaurant and shops of Lauderdale Parade (0.3 miles) and Clifton Road (0.4 miles) as well as Paddington Recreation Ground (0.2 miles) with its numerous sports facilities are also close by.





Ground Floor

Ashworth Road, W9  
 Approximate gross internal area  
 3012 sq ft / 278.81 sq m  
 (including Eaves Storage)  
 Eaves Storage  
 18.69 sq m / 171 sq ft.



First Floor

Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>67</b>	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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28 De Walden House, Allitsen Road, London, NW8 7BA  
 Tel: +44 (0)207 586 1000  
 ian@iangreenresidential.com  
 www.iangreenresidential.com



