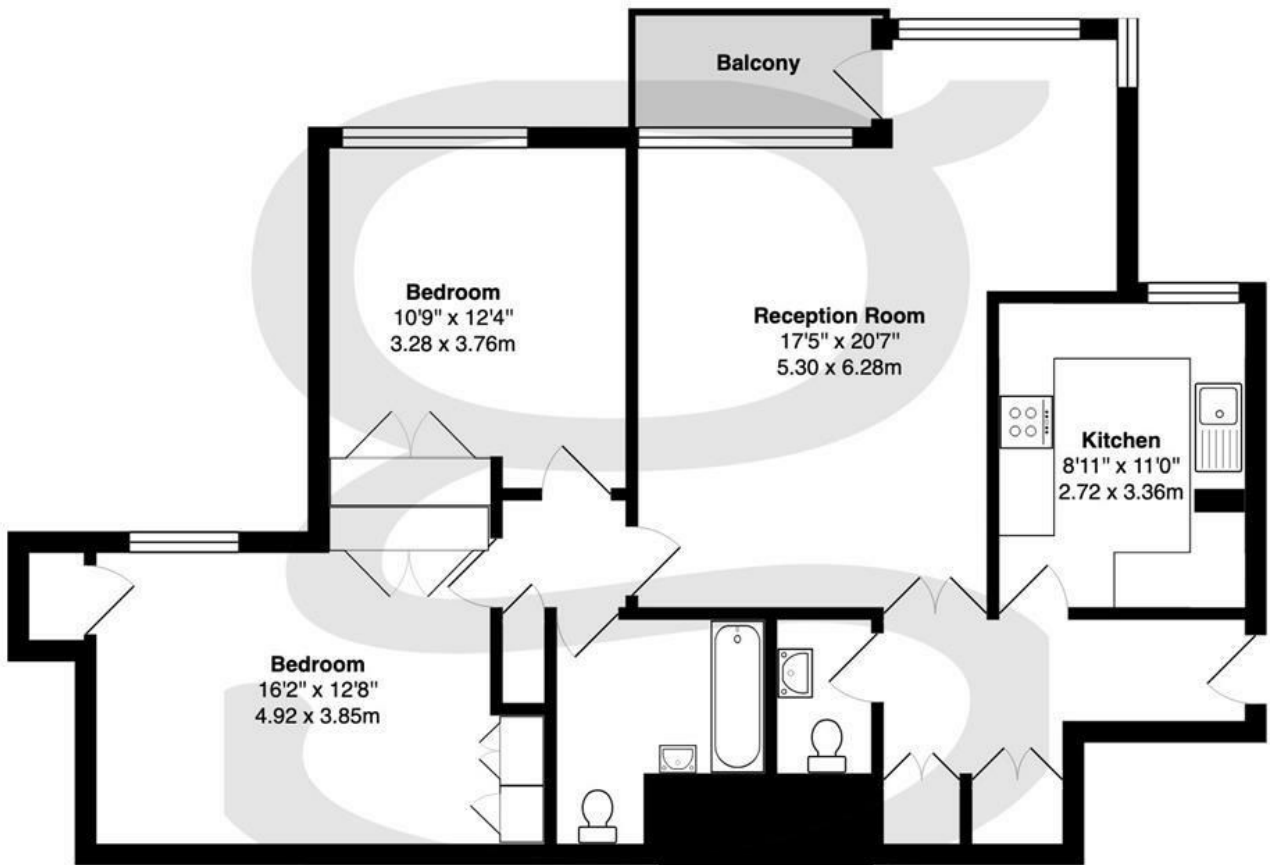


## Marlborough, Maida Vale W9 £550,000 Subject to contract

Short Lease - 42 Years Remaining - A bright and spacious apartment ( 892 sq ft / 82.8 sq m ) situated within a sought after purpose built block in the heart of Maida Vale, with a resident porter and off street parking. The apartment is situated on the first floor and comprises a reception room with direct access to a private balcony, a separate fitted kitchen, two double bedrooms, bathroom and guest cloakroom. Further benefits include a passenger lift, resident porter, and an allocated off-street parking space in a secure garage. Marlborough is located on the St John's Wood, Maida Vale border and is conveniently located a five-minute walk (0.2 miles) from Maida Vale underground station (Bakerloo line). It is also a short walk from the restaurants and cafes of St John's Wood High Street and Little Venice.





1st floor

Marlborough, Maida Vale W9

Total Gross Area: 892 ft<sup>2</sup> ... 82.8 m<sup>2</sup> (excluding balcony)

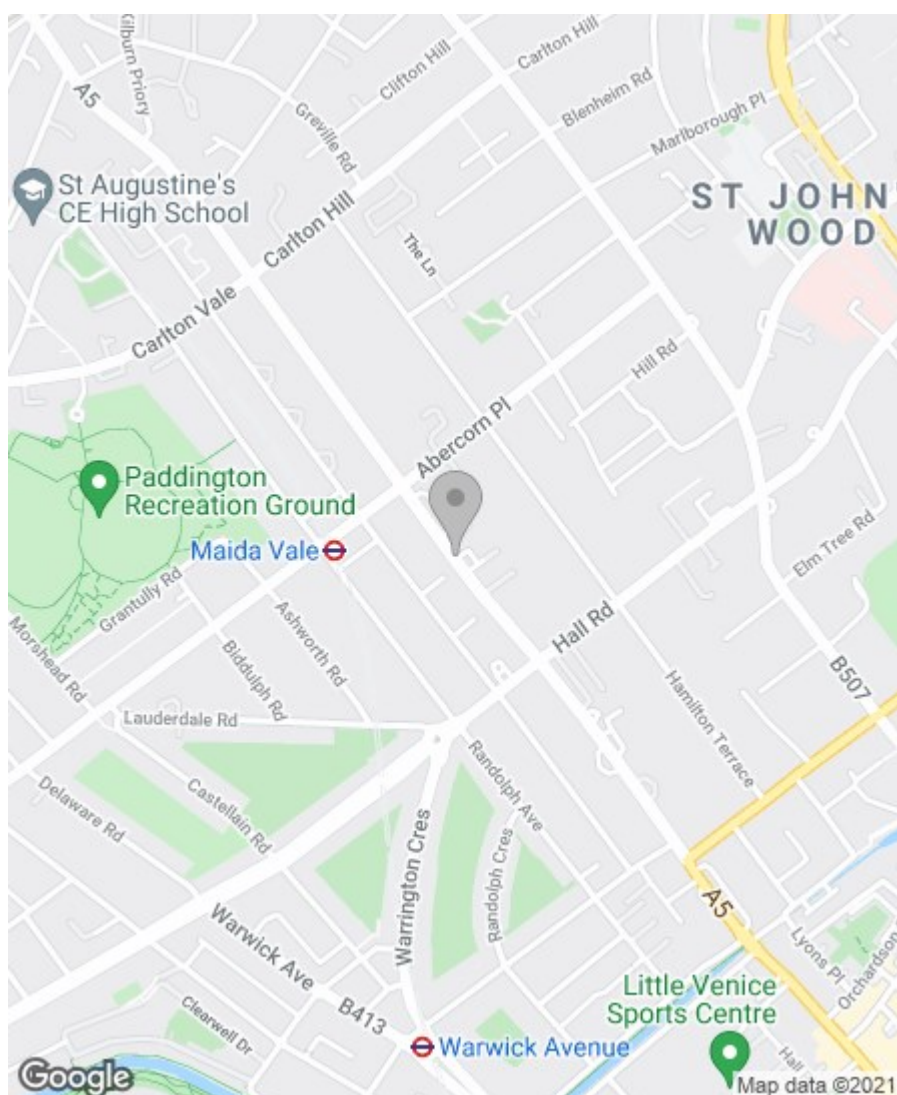
All measurements are approximate and for identification guideline purposes only, not to scale.  
Complain with the RICS code of measuring practice

## Property Overview

Location	, W9
Price	Asking Price £550,000
Bedrooms	2
Bathrooms	1
Receptions	1
Tenure	Leasehold
Council	Westminster
Tax Band	F
Current Ground Rent	Approx £1,340 per annum
Service Charge	Approx - £3,750 per annum
Term	Leasehold - 99 years from 24/06/1964

## Key Features

- Reception Room
- Separate Kitchen
- 2 Bedrooms
- Bathroom & Guest Cloakroom
- Balcony
- Passenger Lift
- Porter
- Off Street Parking
- Communal Garden
- Leasehold - 99 years from 24/06/1964



## 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>		
(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		
	76	82

England & Wales

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		

England & Wales

EU Directive  
2002/91/EC



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

