



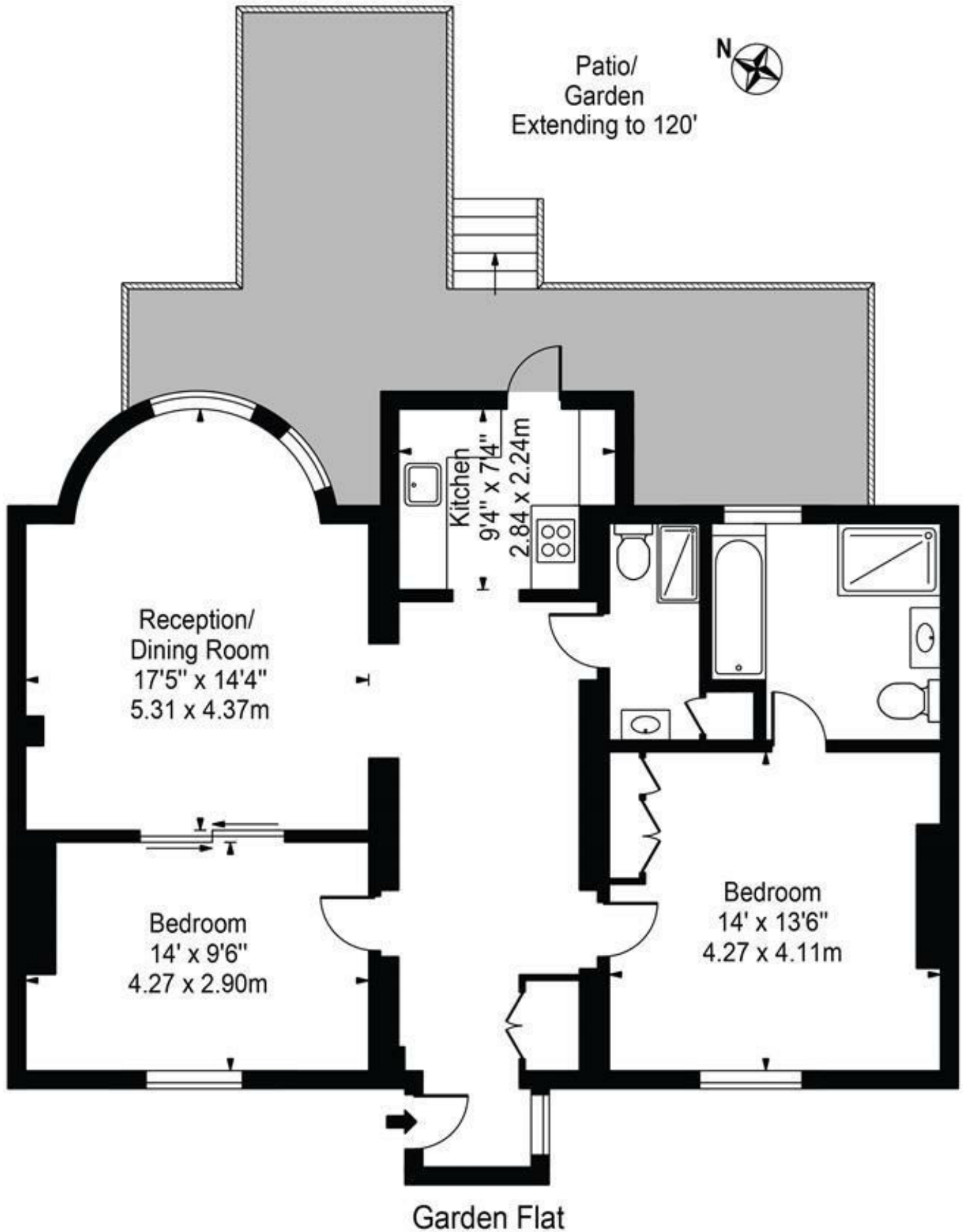
Maida Vale, W9 £999,950 Subject to contract

BRAND NEW - A stunning garden apartment with direct access to communal patio's and gardens, and with off street parking. A well-proportioned two bedroom, two bathroom garden apartment of circa 963 sq ft, in a well located period building in Maida Vale. Accessed via a private front door opening onto a large dining hall, leading to a bright reception room with large, semi-circular bay window with rear aspect, a modern, separate kitchen with direct access to the patio and gardens, a master bedroom leading to a high end, en-suite bathroom with shower cubicle, a further double bedroom and a family shower room. The entire property has been completely renovated to offer bright, contemporary living to a very high standard, with wooden floors throughout. Ideally located close to the amenities, restaurants and cafés of Maida Vale and within a short walk to Maida Vale Underground (Bakerloo line).



Maida Vale

Approx. Gross Internal Area 963 Sq Ft - 89.47 Sq M



For Illustration Purposes Only - Not To Scale

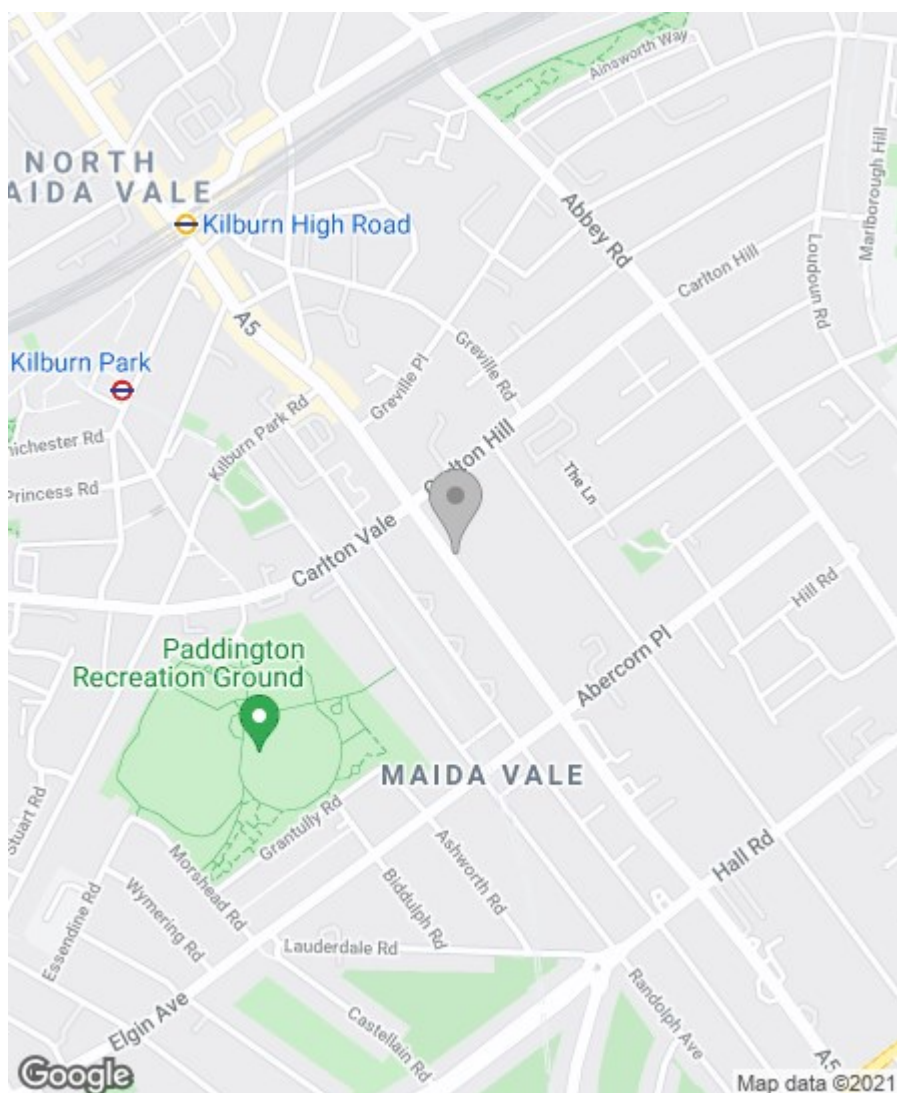
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Property Overview

Location	Maida Vale, W9
Price	Asking Price £999,950
Bedrooms	2
Bathrooms	2
Receptions	1
Tenure	Leasehold
Council	Westminster
Tax Band	F
Current Ground Rent	TBC
Service Charge	Approx £2,660 per annum
Term	Approx 127 years remaining

Key Features

- Own Entrance
- Direct access to patio
- Wonderful rear garden
- Off Street Parking
- Ultra Modrn
- Separate Kitchen
- Large reception with Bay
- 964 Sq Ft
- Long lease



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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).

