



## Marlborough, Maida Vale, W9 £850,000 Subject to contract

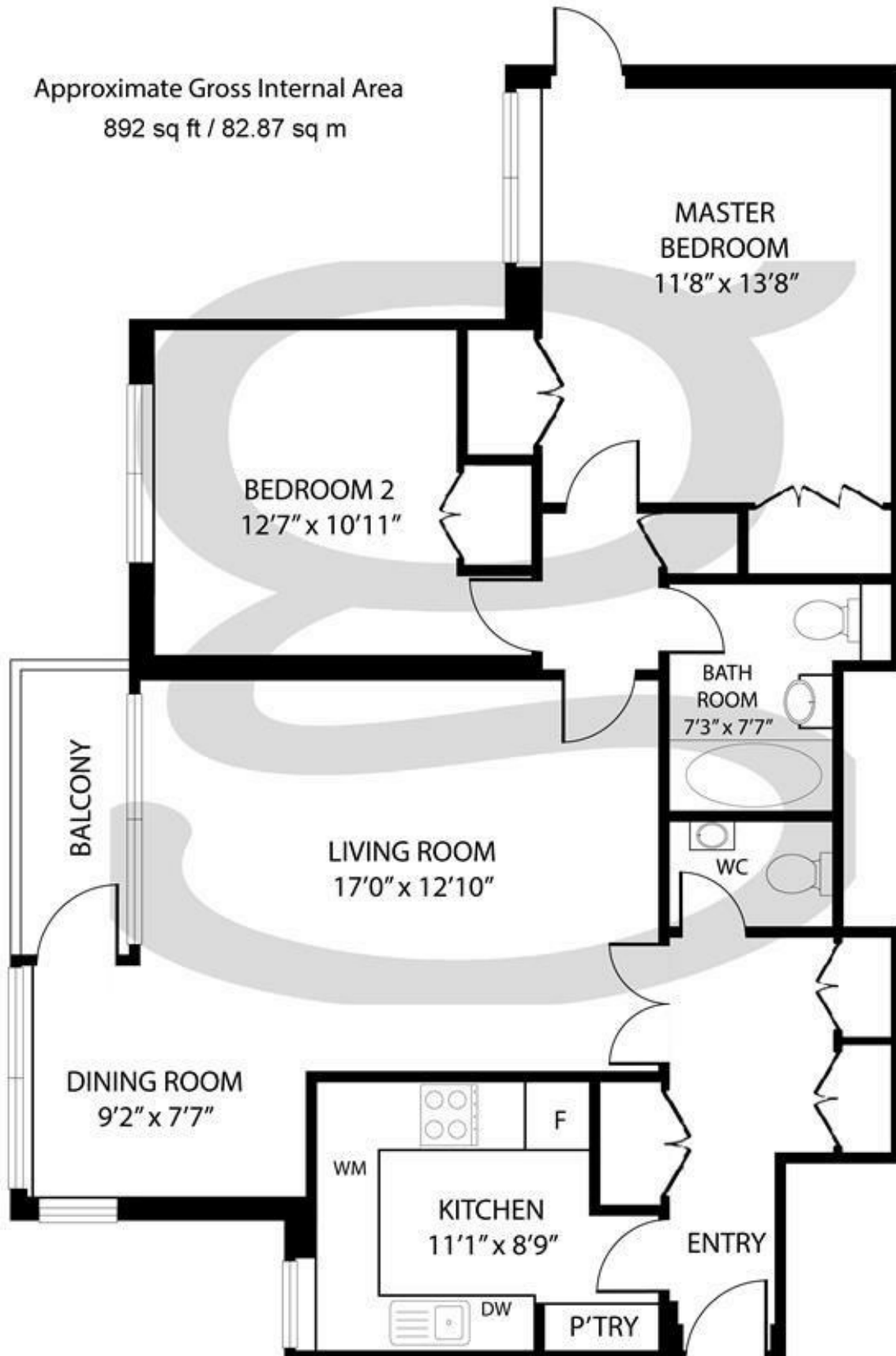
A bright and spacious apartment ( 892 sq ft / 82.87 sq m ) situated within a sought after purpose built block in the heart of Maida Vale, with a resident porter and off street parking. The apartment is situated on the fourth floor and comprises a reception room with direct access to a private south-west facing balcony overlooking the communal gardens, a separate fitted kitchen, two double bedrooms, bathroom and guest cloakroom. Further benefits include a passenger lift, resident porter, double glazing throughout 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.



Marlborough, Maida Vale  
London  
W9



Approximate Gross Internal Area  
892 sq ft / 82.87 sq m



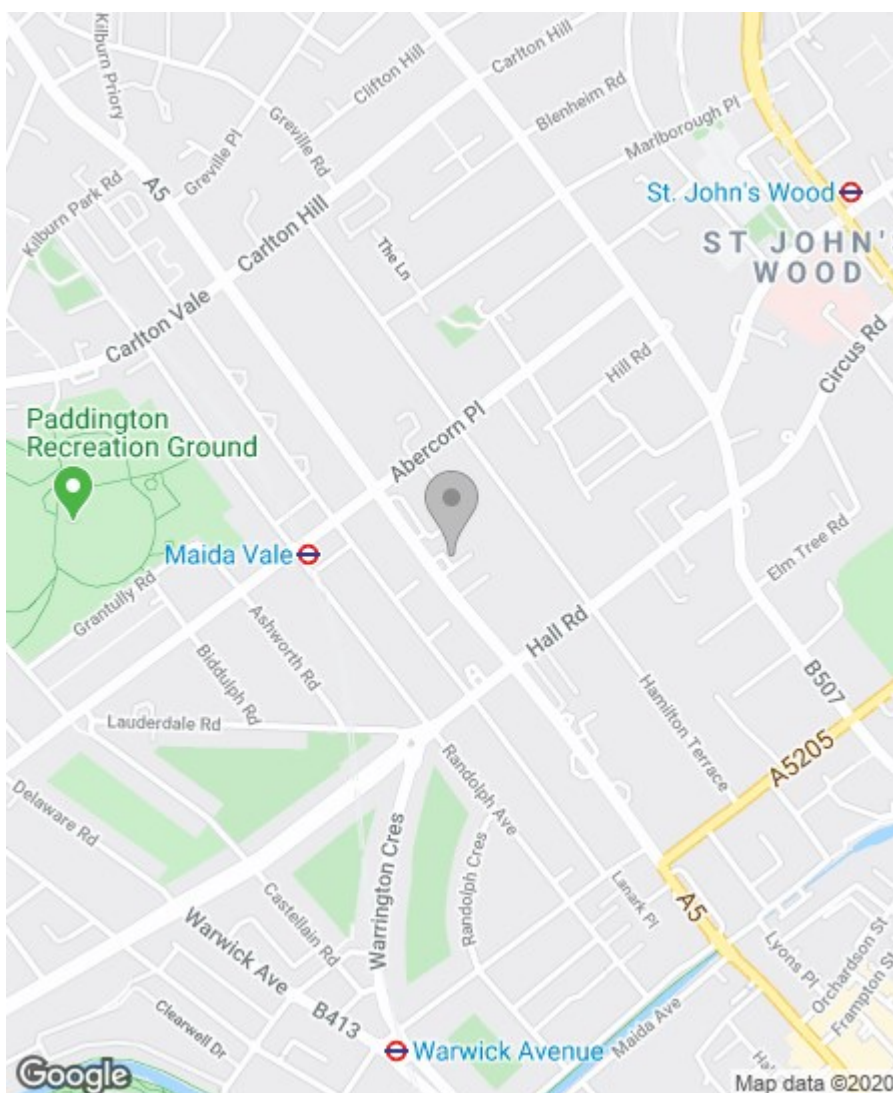
This Floorplan is not to scale and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with RICS code of measuring Practice.

## Property Overview

<b>Location</b>	Maida Vale, W9
<b>Price</b>	Asking Price £850,000
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Receptions</b>	1
<b>Tenure</b>	Leasehold
<b>Council</b>	Westminster
<b>Tax Band</b>	F
<b>Current Ground Rent</b>	TBC
<b>Service Charge</b>	Approx £3,750 Per Annum
<b>Term</b>	Leasehold

## Key Features

- 2 Bedrooms
- Reception Room
- Separate Kitchen
- Balcony
- Bathroom
- Guest Cloakroom
- Passenger Lift
- Resident Porter
- Off Street Parking
- Communal Gardens



## 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		
	<b>75</b>	<b>82</b>

**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		
	<b>76</b>	<b>85</b>

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**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).

