



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	81
(55-68) D		
(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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Widley Road, Maida Vale, W9 2LB

Asking Price £675,000

Subject to Contract

- One/two bedrooms, (presemntly used as a one bedroom)
- Intergrated appliances in white laquered kitchen with ceramic worktops
- Communal rear gardens
- Low voltage lighting
- 900 year lease



Widley Road, W9 2LB

Treelined avenue a few minutes from Maida Vale train station... one/two bedroom well-proportioned apartment on the first floor of this imposing Edwardian style development. Entered via entry-phone security, benefiting from access to rear communal gardens, high ceilings, low voltage lighting throughout and some large period sash windows which has been furnished to a high level.

The property offers 663 sq. ft. of living space, partly carpeted and partly wood flooring, fitted cupboards and period fire-place in lounge/bedroom, semi-open dining/lounge area which could be used as a reception room, white lacquered style kitchen with compound worktops and Ceramic tiled modern fitted family bathroom.

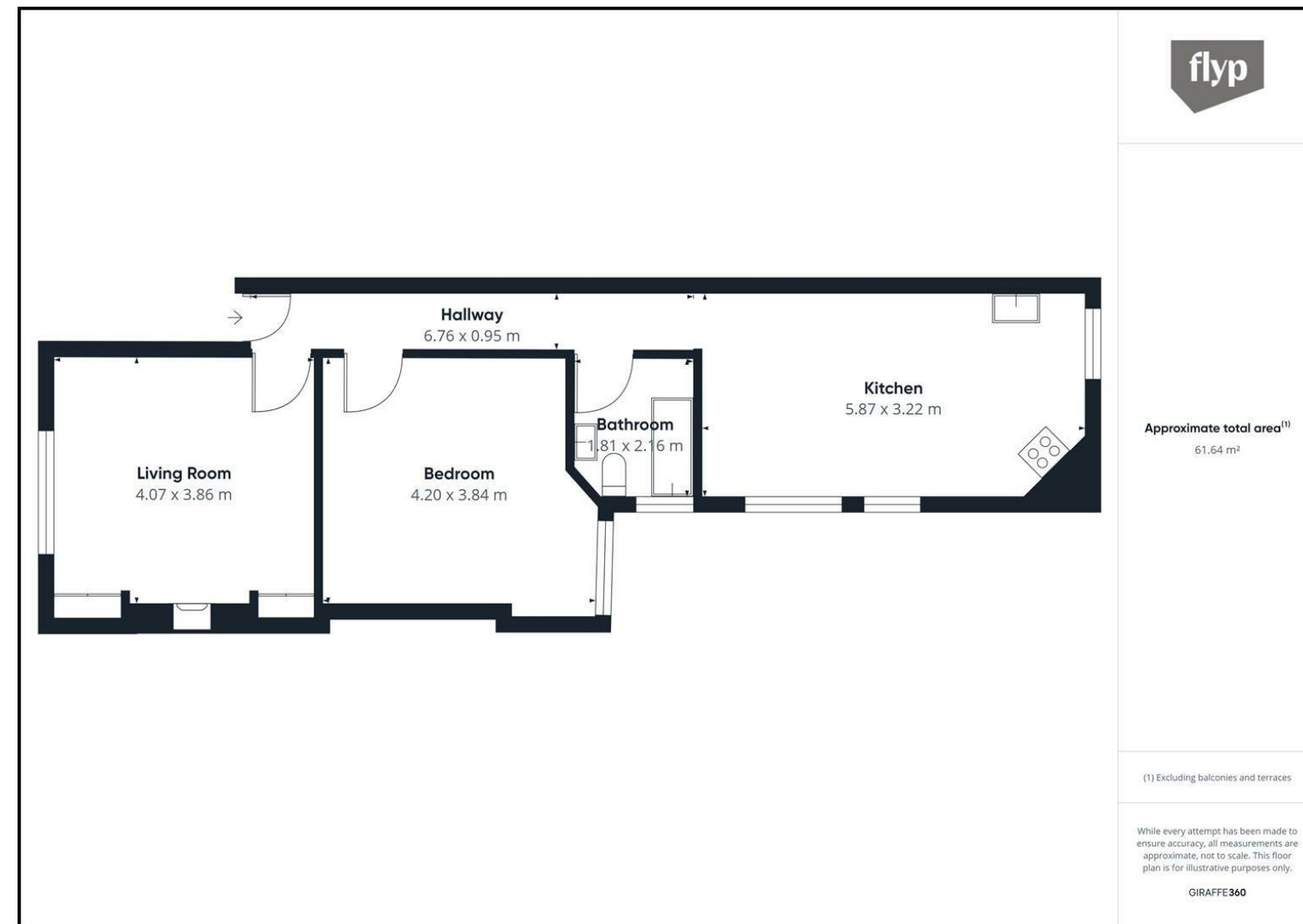
Maida Vale is a stunning location in west London, offering period conversions and red-brick mansion flats some of which include well-manicured communal gardens.

Paddington Recreational Ground offers open green space for the avid jogger and dog walker, as well as an athletics track, gym and 3D artificial pitch. In addition, there are a number of tennis clubs in the immediate area.

BBC Maida Vale Studios is conveniently located on a quiet residential street and hosts a number of live performances.

The local area has excellent transport links from Maida Vale Station (Bakerloo Line) and great bus links into central London.

Maida Vale benefits from a wide selection of local amenities such as cafes, bars, restaurants and florists accessible via Elgin Avenue and Lauderdale Parade.



Tenure Leasehold - Share of Freehold

Price Asking Price £675,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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