



Marylands Road, Maida Vale W9

Share of Freehold Flat

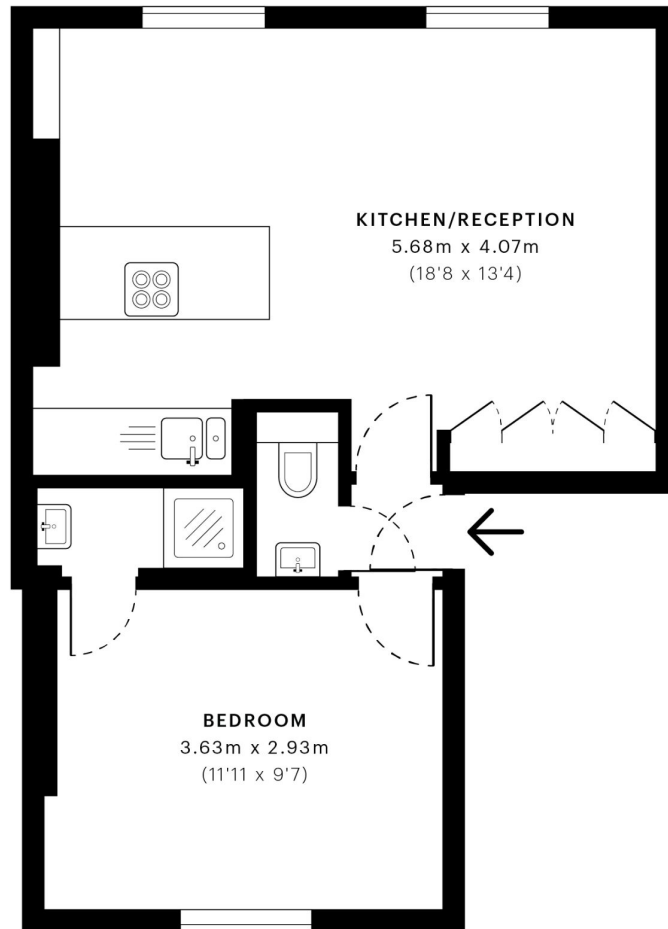
Asking Price Of: £399,950

This second story period conversion apartment is being offered to the market chain free. Benefitting from a recent refurbishment, the apartment balances its original classical features with modern storage solutions and fixtures. The open plan kitchen, living room with underfloor heating offers a great entertaining space whilst the separate toilet and en-suite shower room allow for the bedroom to stay as private space. All of this combined with a share of the freehold means that early viewings are strongly recommended.




- Bright one bed apartment
- Period conversion
- Open plan living room / kitchen
- Located between Warrick Avenue and Westbourne Park Tube
- Walking distance to Hyde Park
- Walking distance to Little Venice
- Share of freehold

Located between Westbourne Park Tube and Warrick Avenue Tube, the flat is a short walk away from the Bakerloo, Hammersmith and City and Circle Line tubes offering easy access to all of London. With Little Venice nearby as well as Bayswater and Maida Vale, there is an excellent variety of local shops, restaurants and cafes on the doorstep as well as world famous green spaces such as Hyde Park and Kensington Gardens.




— Second Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
37.49 sqm / 403.54 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes washrooms, restricted head height
35.40 sqm / 381.04 sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 37.17 sqm / 400.09 sqft
IPMS 3C RESIDENTIAL 35.68 sqm / 384.06 sqft

SPEC ID 60b8ee9e6d344d0de0b77f9c

Contact us

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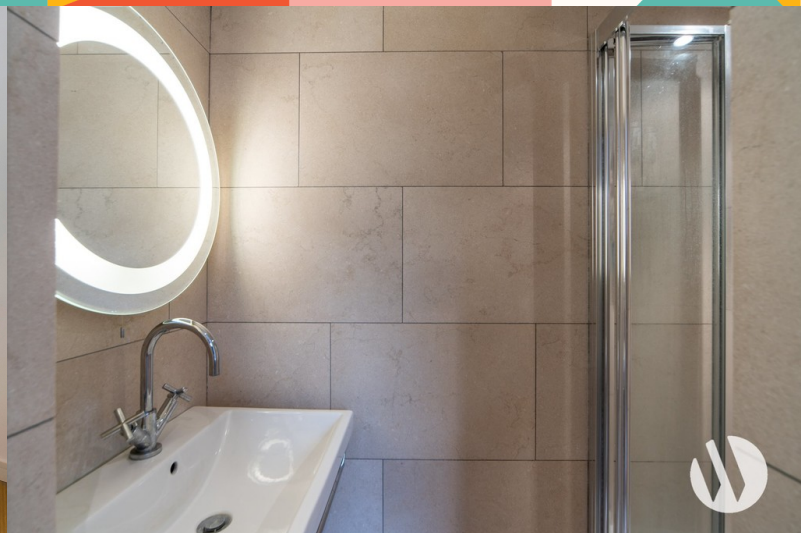
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Westways



Tenure: Share of Freehold

Lease Remaining: 112

Gross Internal Area: 403 sqft

Service Charge: £1,046

Local Authority: Westminster City Council

Council Tax Band: C

EPC Rating: D

In accordance with the 1993 Misdescriptions Act: The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order. Neither has the Agent checked the legal documents to verify the Leasehold/Freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.