



Marylands Road, Maida Vale W9

£815,000

A beautifully presented first floor two bedroom apartment in this imposing period conversion. The apartment has a bright 16' reception room with wood flooring, feature fireplace and build in storage, Fitted kitchen, stylish bathroom, huge main bedroom with built in storage. The property is conveniently located for easy access to local shopping and leisure facilities including Paddington Recreation Ground and Warwick Avenue Underground station (Bakerloo line) accompanied by Cafes and shops on Formosa Street. unexpired Lease 111years, Current service charge £950 Per Annum, Council tax band C.

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Reception room



Bedroom 2



Kitchen



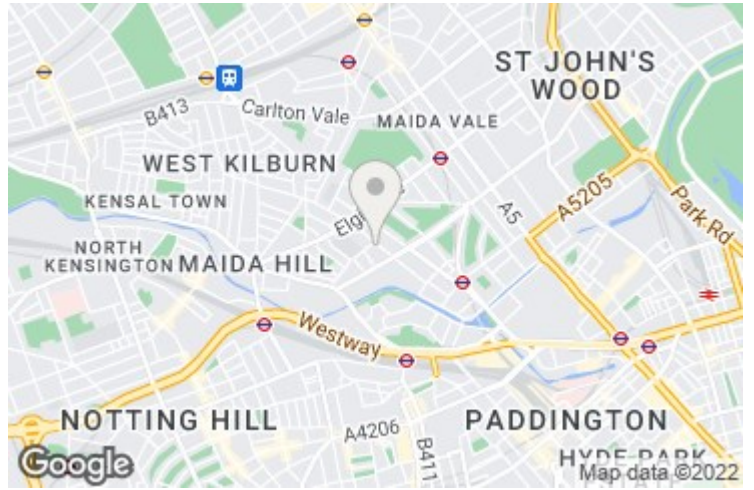
Bathroom



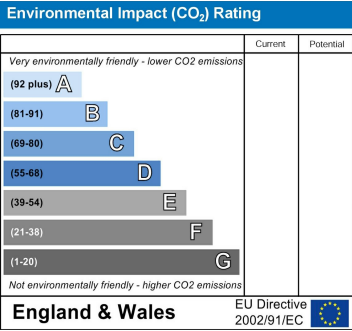
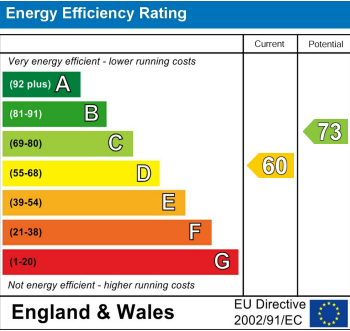
Bedroom 1



Exterior



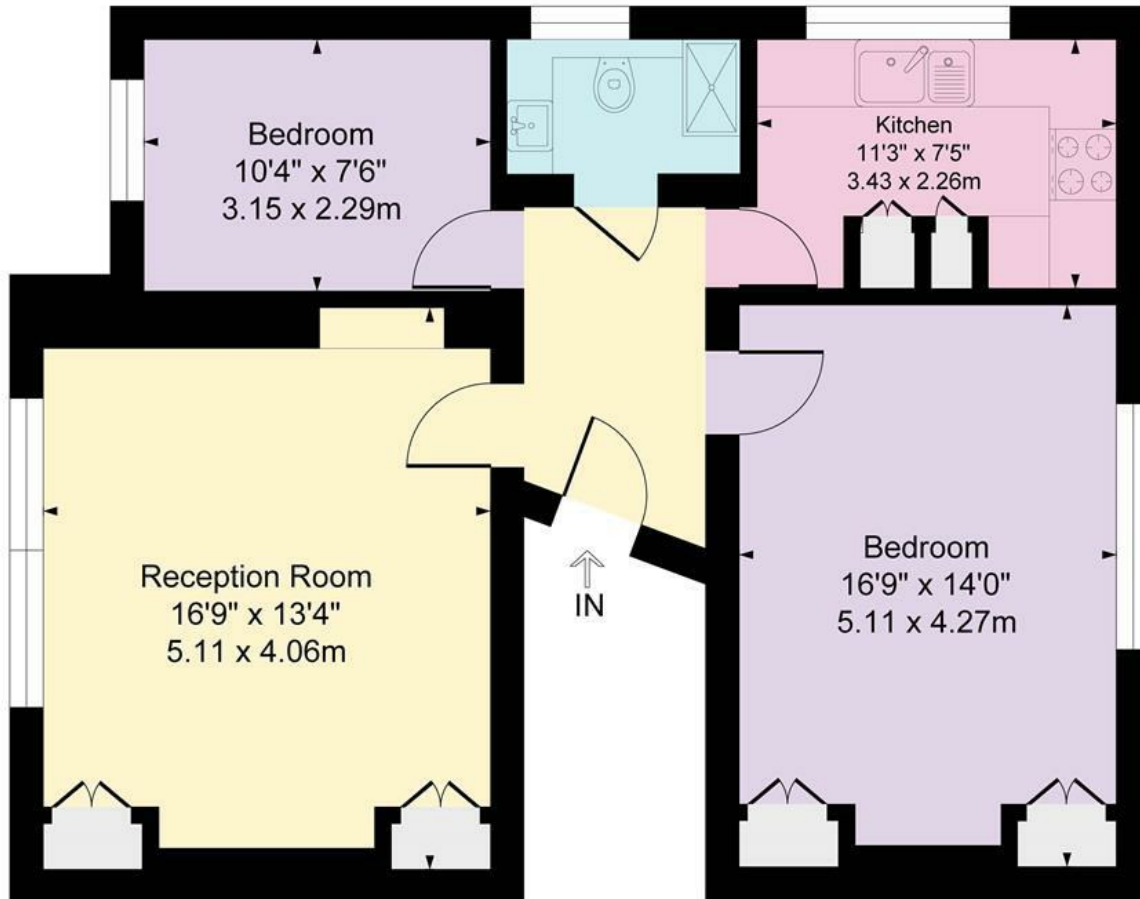
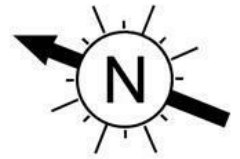
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Approximate Gross Internal Area

797 sq ft - 74 sq m



First Floor

Illustration for identification purposes only, not in scale

Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098
Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU

Directors: Brian Compton & Julian Reeback

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute 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 but should not 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 (centimeters), 1m (one meter) = 3.29' (feet)

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