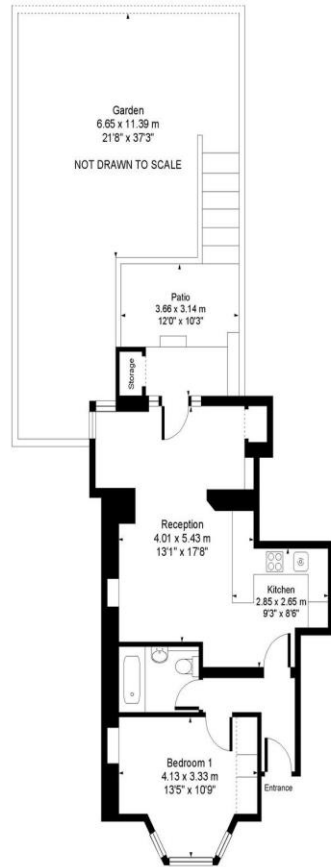


1 Bed Conversion
Maida Vale
Maida Vale W9

- Immaculate apartment
- Large bathroom
- Allocated parking space
- Hardwood flooring

Offers in excess of £550,000
Share of Freehold

Maida Vale
W9



LOWER GROUND FLOOR

Approx. Gross Floor Area = 52 sq.meters • 567 sq.feet (inc.storage)

For illustrative purposes only. Measured and drawn in accordance to RICS guidelines. Not drawn to scale.



A character filled one-bedroom garden apartment set within this double-fronted detached stucco fronted period house on Maida Vale. This spacious home features a large open plan reception room with kitchen and dining area opening directly onto a private patio with rising steps to the garden. The property is located within a short walk of Maida Vale underground station and a bus ride from Marble Arch Hyde Park and Oxford Street.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.