



*Goldney Road, London, W9 2AX*  
*£600,000 Leasehold*





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A bright and characterful one-bedroom flat set on the first floor of an attractive Victorian terraced building on one of Maida Hill's most tree-lined streets. Offering 512 sq ft of well-arranged accommodation, the property has been thoughtfully updated throughout and benefits from a private balcony with open treetop and street views — a rare feature at this level.

The generous reception room is an immediately striking space, flooded with natural light from a run of large sash windows that frame the leafy outlook beyond. With oak flooring, ornate plaster corncicing and plenty of room for both a sitting and dining area, it's a genuinely versatile living space. With a full-height built-in ample storage space across the living room wall. The kitchen is fitted in a clean white gloss finish with integrated appliances and a window overlooking the greenery outside. There is also additional overhead storage in the hallway and above the bathroom. The double bedroom is a calm, well-proportioned room with full-height built-in wardrobes providing excellent storage. The bathroom is finished in a contemporary style with a freestanding bath and separate shower — a stand-out feature for a flat of this size.

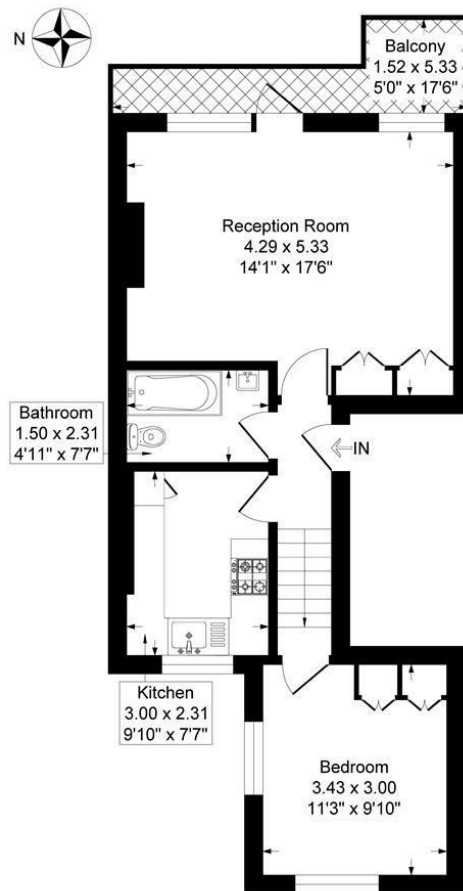
The private balcony accessible from the reception room adds a further dimension, offering a useful outdoor space above the tree canopy with views along the street.

The flat is well located for the cafés, restaurants and independent shops of Maida Vale. Closest transport links being Warwick Avenue (Bakerloo Line) and Maida Vale (Bakerloo Line), Westbourne Park (Hammersmith & City and Circle & District Lines) and Paddington Station (Elizabeth Line, Hammersmith & City, Circle Line, Bakerloo Line and Heathrow Express). Ideally there is also a bus stop 2 minute walk away, going towards Euston Station and Victoria Station.



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Approximate Gross Internal Floor Area = 47.5 sq m / 512 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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