



*Delaware Road, London, W9 2LH*  
*Asking Price £850,000 Leasehold - Share of*

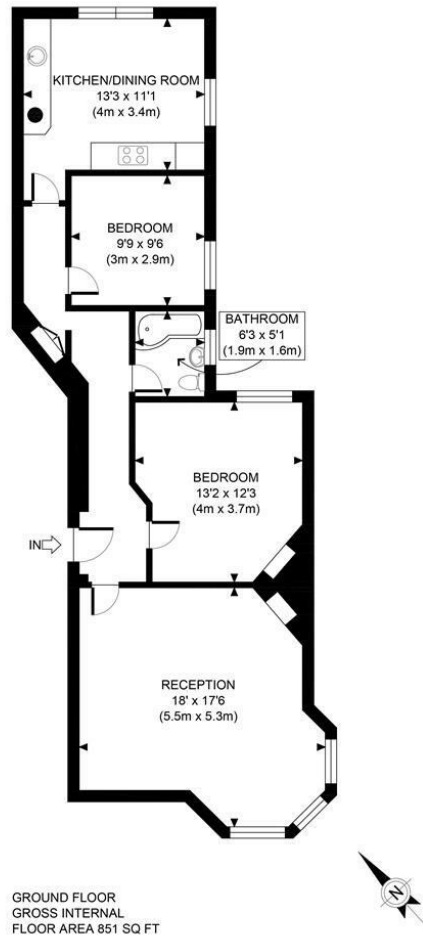




2 x  1 x  1 x 

An exceptionally bright and spacious two bedroom flat situated on the ground floor of Delaware mansions with the advantage of its position on a corner sight affording plenty of natural light from the windows to the front , side and rear. The accommodation measuring 851 sq ft in total comprises an unusual shaped reception with a feature fireplace and stove, separate kitchen/dining room, two double bedrooms, and family bathroom. Benefits include its peaceful location and well maintained exterior, proximity to the cafes and bars of Formosa street, Warwick Avenue tube and the picturesque canals of Little Venice. Share of freehold.





|   |                       |
|---|-----------------------|
| APPROX. GROSS INTERNAL FLOOR AREA 851 SQ FT / 79 SQM  | Delaware Mansions, W9 |
| Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.   | date 10/11/20         |
| While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation | photoplan             |

**Important Notice** Debussy Property Service Ltd trading as Braithwait for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Braithwait or the vendor, (iii) whilst none in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Braithwait or any person within their employment any authority to make or give any representation or warranty whatsoever in relation to this property. Wide angled lenses may be used in photographs.

Call us on 0207 289 8889 or email [sales@braithwait.co.uk](mailto:sales@braithwait.co.uk)

