



Grantully Road, London W9

£1,142 Per Week

Situated on the ground floor in one of Maida Vales most sought after mansion blocks directly opposite the open spaces of Paddington Recreation Ground is this fantastic three bedroom two bathroom apartment. The property has recently been decorated throughout to an extremely high standard and comprises a large living room with feature fireplace, bright and airy fitted kitchen, boasting direct access to well-manicured communal gardens. The flat benefits from wonderful high ceilings throughout and fantastic storage. Grantully Road is an attractive tree lined street moments away from the open spaces of Paddington Recreation Ground and within easy reach of the a wide selection of shops, cafes and restaurants in Maida Vale as well as Maida Vale Underground Station (Bakerloo Line) being a short walk away. Offered to the market unfurnished and available now. EPC Rating D. Council Tax Band F.

Grantully Road, London W9

Reception

20'11"x15'4" (6.38x4.67)

Reception

Bedroom

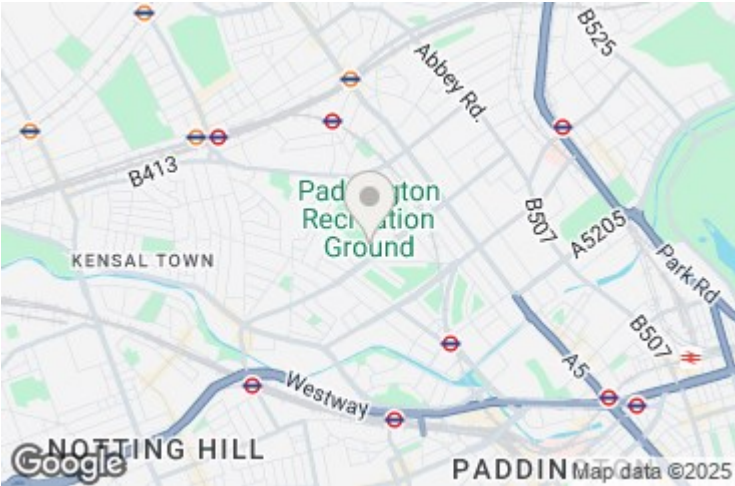
15'3" x 10'10" (4.65 x 3.30)

Bedroom

10'5" x 9'1" (3.18 x 2.77)

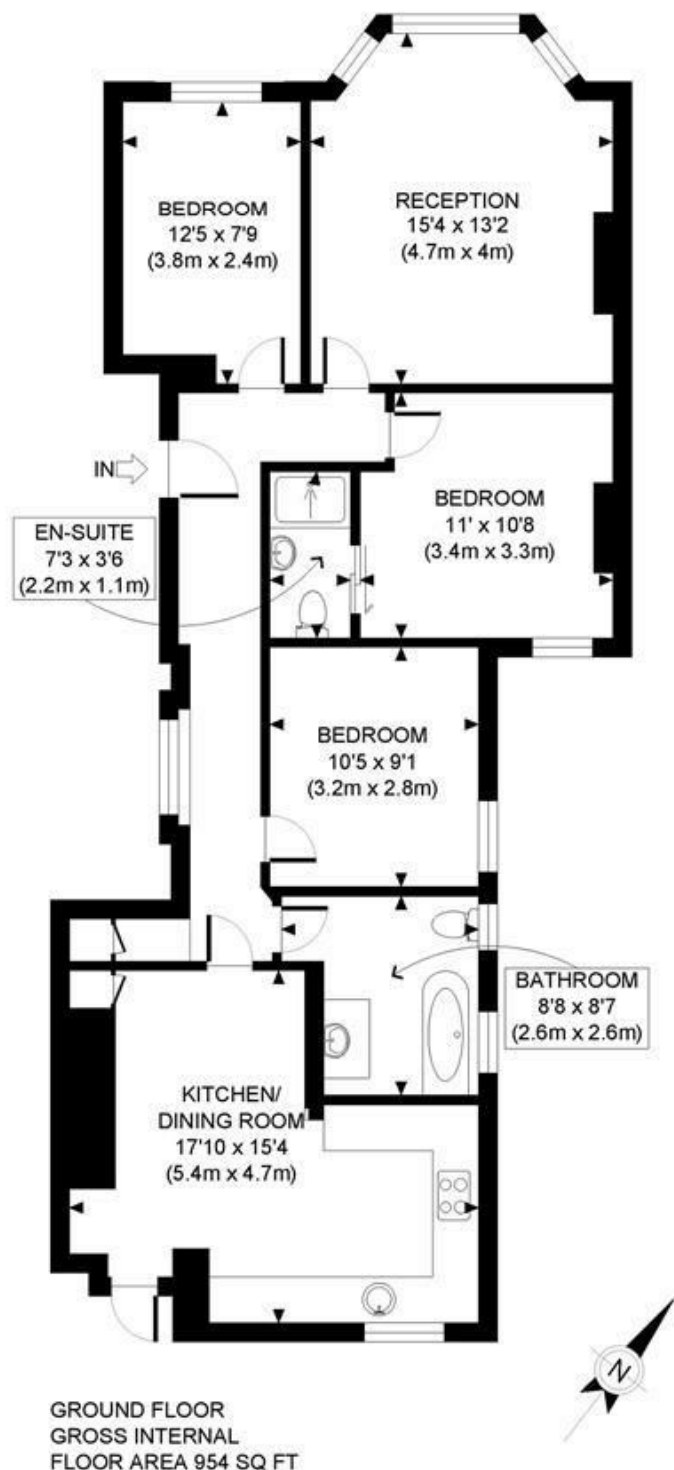
Kitchen

13'7" x 10'9" (4.14 x 3.28)



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA: 954 SQ FT/ 89 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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