



**Delaware Road, London W9**

**£675 Per Week**

Located in the heart of Maida Vale is this stunning, two double bedroom two bathroom raised ground floor apartment that has been uniquely and professionally designed situated in this ever popular red brick mansion block. The flat comprises a bright and airy reception room with feature fireplace, large master bedroom with en suite bathroom, fitted wardrobes, second double bedroom, kitchen and family bathroom. The flat further benefits from modern decor as well as many original features including high ceilings. Delaware Mansions is located a short walk from the open spaces of Paddington Recreation Ground as well as transport links of both Maida Vale and Warwick Avenue Underground Stations (Bakerloo Line), local shops and the many bus routes into the West End.

Offered to the market on a part furnished basis and available towards the end of February. Sole Agents. EPC Rating C. Council Tax Band E.

# Delaware Road, London W9

## Reception

14'8" x 12'9" (4.47 x 3.89)

## Bedroom

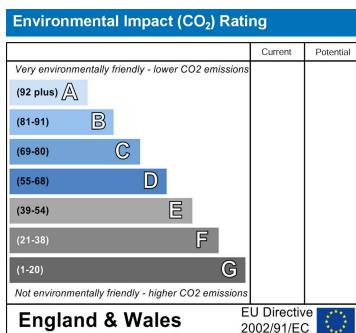
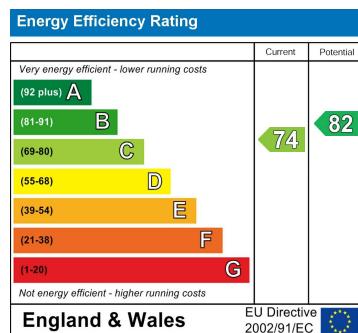
15'2" x 10'1" (4.62 x 3.07)

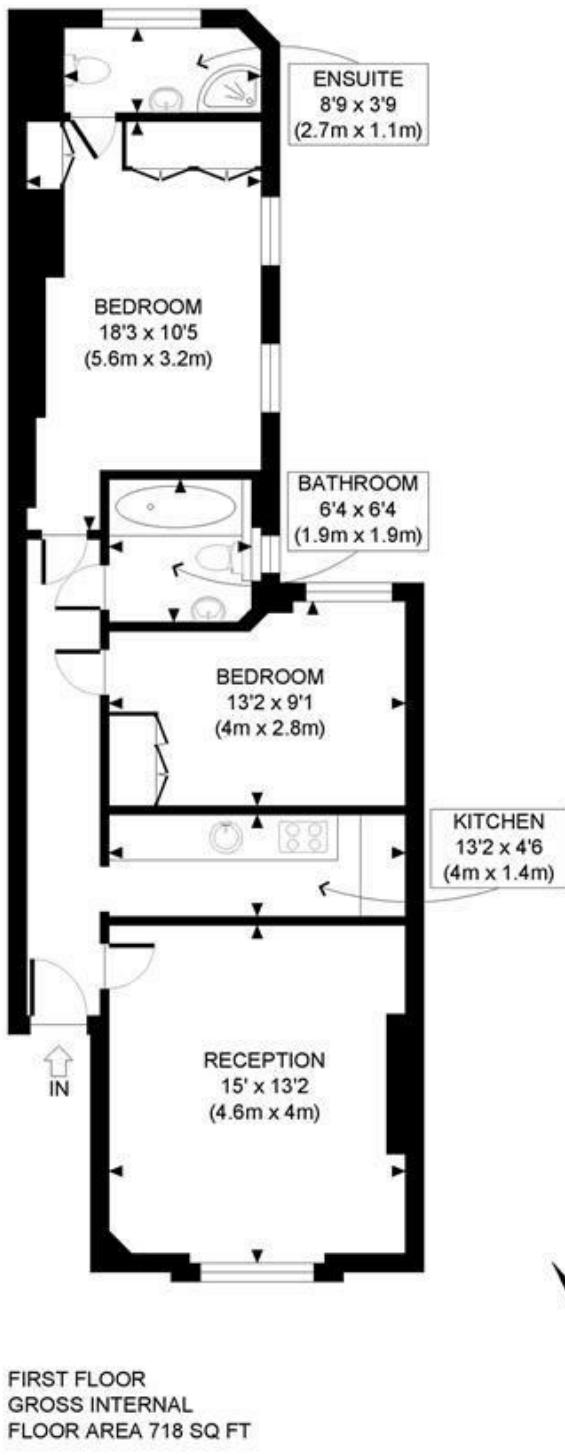
## Bedroom

13'2" x 8'11" (4.01 x 2.72)

## Kitchen

13'2" x 4'7" (4.01 x 1.40)





APPROX. GROSS INTERNAL FLOOR AREA: 718 SQ FT/ 67 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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**Est. 1995**

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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)