



Leith Mansions, Grantully Road, W9

£3,750 Per Month

This beautifully presented bright and airy two double bedroom (formerly three) top floor flat which is set at the West end of the block meaning it benefits from an abundance of natural light in every room. The apartment further comprises a spacious double length reception room with double aspect and benefiting from a feature fireplace and doors to balcony overlooking Paddington Recreation Ground, fully fitted modern kitchen with dining space and balcony plus a separate utility room, family bathroom with separate second W/C. The flat further benefits from high ceilings and period features throughout. Grantully Road is an attractive tree lined street along side 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.

The apartment is available shortly and offered out unfurnished.

EPC rating D. Council tax band F.

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Reception

24'3" x 13'10" (7.39 x 4.22)



Bedroom 2

10'10" x 9'11" (3.30 x 3.02)



Kitchen

13'3" x 10'7" (4.04m x 3.23m)



Bathroom

6'9" x 6'6" (2.06m x 1.98m)



Bedroom 1

12'9" x 12'7" (3.89 x 3.84)

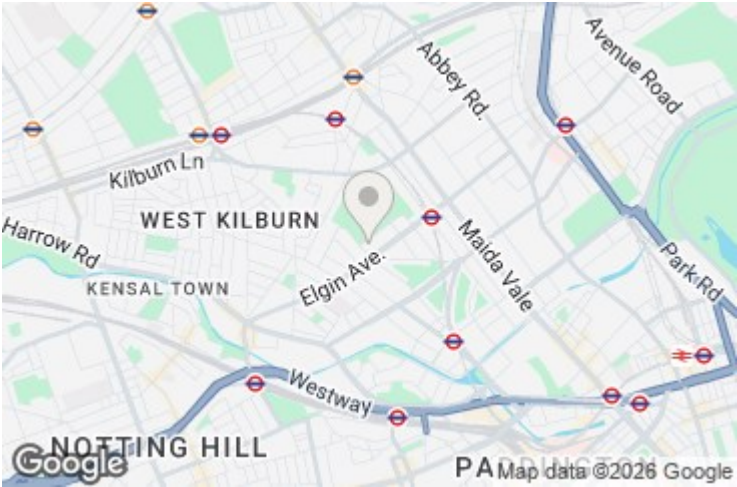


Exterior



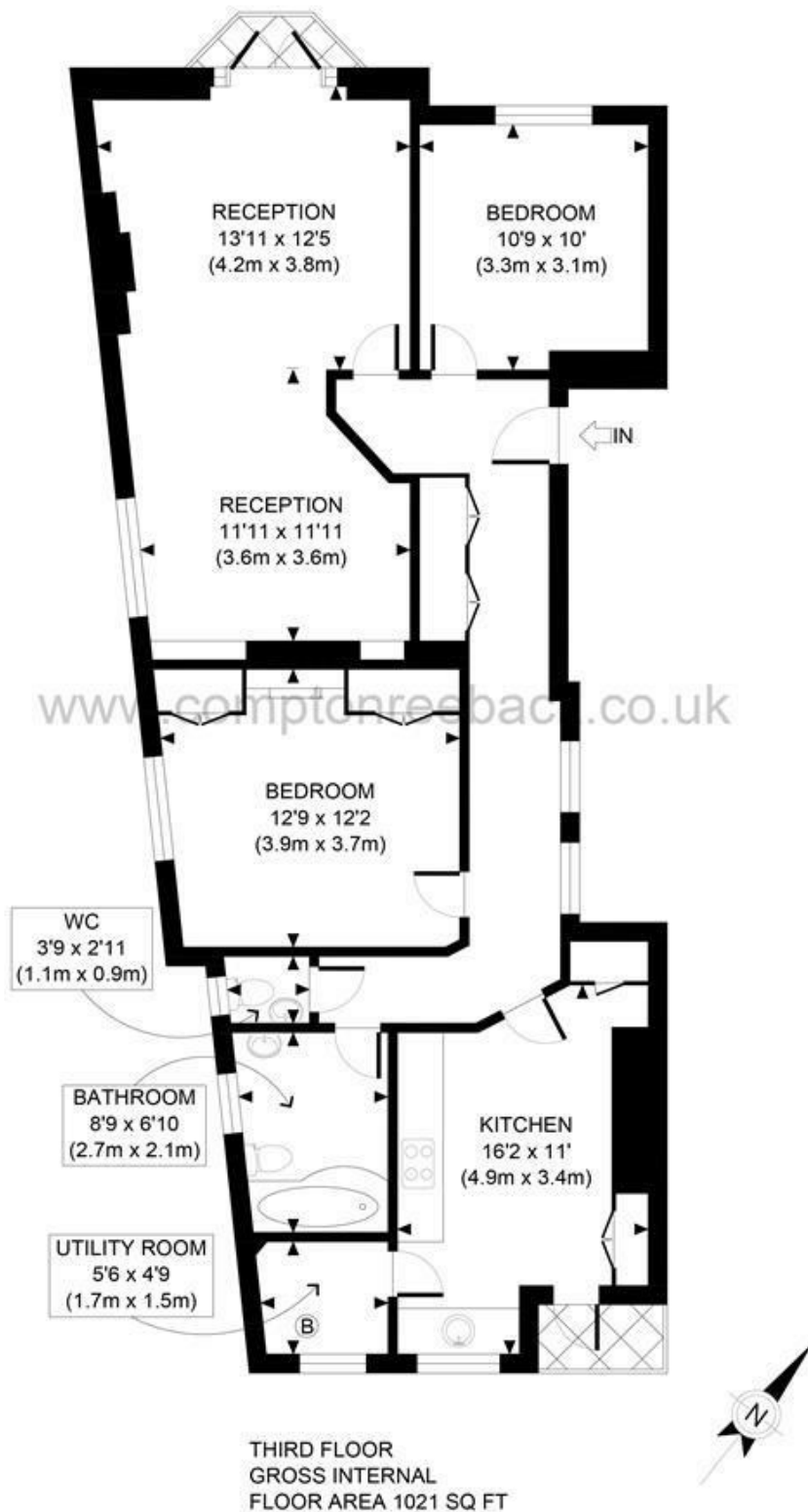
Garden

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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		
	67	78
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		
	75	83
England & Wales		
EU Directive 2002/91/EC		



APPROX. GROSS INTERNAL FLOOR AREA 1021 SQ FT / 95 SQM Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. 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	Leith Mansions date 24/07/20 photoplan 
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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) = 30.48cm (centimeters), 1m (one meter) = 3.28' (feet)