



Delaware Mansions, Maida Vale, W9

£805,000

A unique bright and spacious two bedroom corner apartment ideally located in the ever popular Delaware Mansions. The flat boasts a larger than average 18 ft reception with a feature corner bay window, modern kitchen opening to spacious dining area, 20ft master bedroom with wardrobes, second double bedroom wardrobe, family bathroom and high ceilings throughout. Situated in a quiet one way road Delaware Mansions is ideally located close to Warwick Avenue Underground Station, the open spaces of Paddington Recreation Ground as well as the shops and cafes of Lauderdale Parade and Castellain Road. Further transport links can be found at Paddington Main Line Station together with the Elizabeth Line. Share of Freehold with 980 years unexpired, Council Tax Band E, Service Charges £2832pa **SOLE AGENT.**

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Reception/ additional angle



Kitchen



Reception room



Bedroom 1



Dining room



Bedroom 2

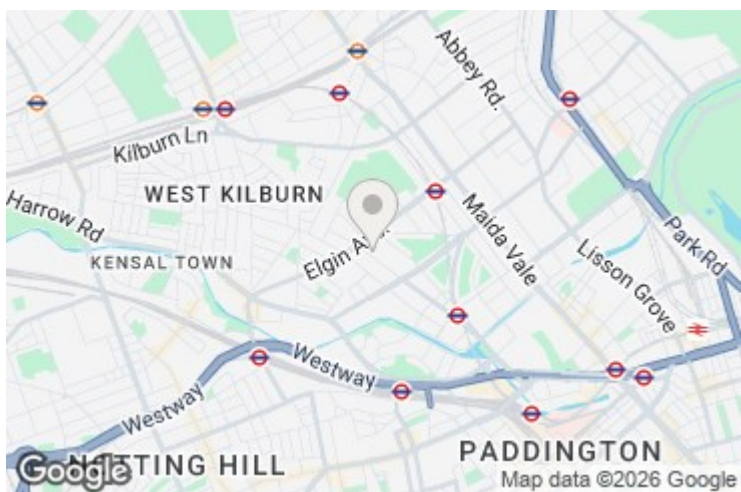


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Bathroom

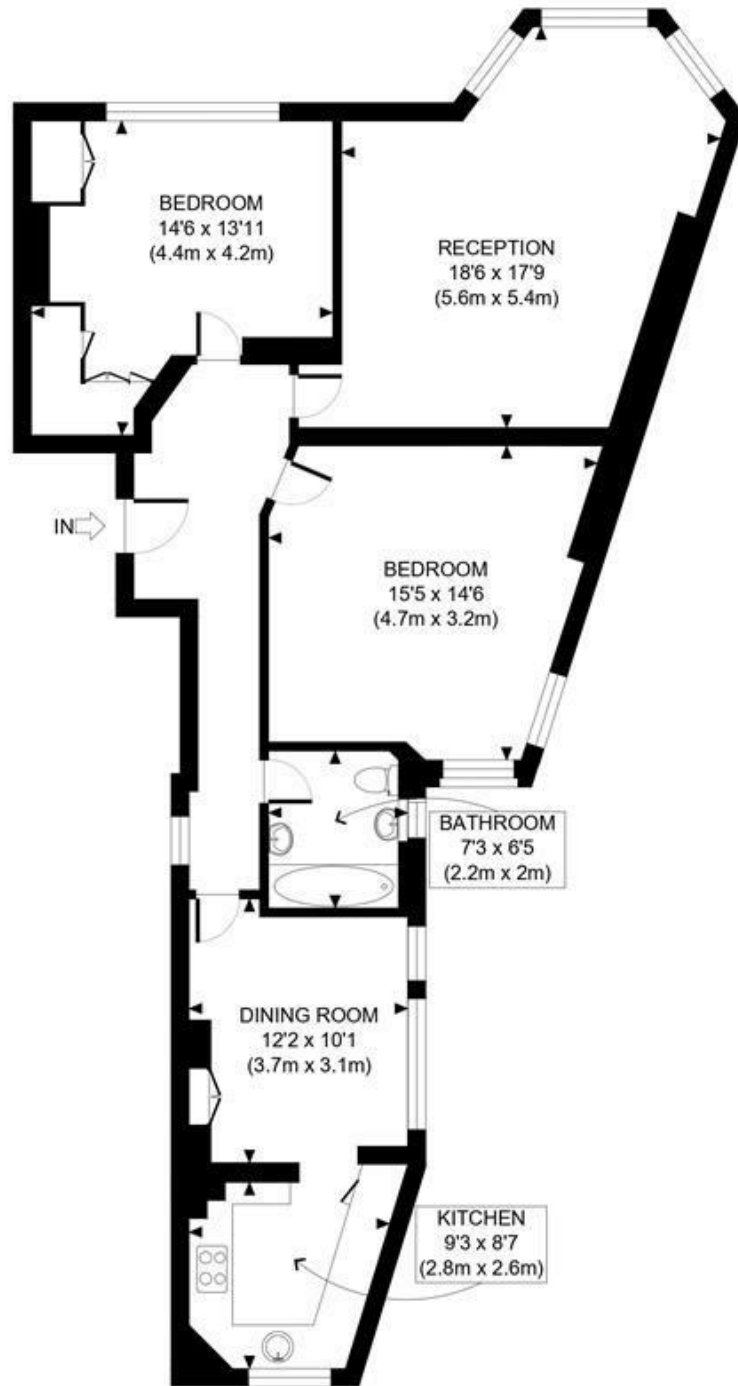


Exterior



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		50	61
(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	



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 1021 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1021 SQ FT/ 95 SQM

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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MAIDA VALE

75 Castellain Road
Maida Vale

London W9 1EU

T 020 7266 5000

F 020 7266 1119

E w9@comptonreeback.co.uk

comptonreeback.co.uk

Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098
Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU

Directors: Brian Compton & Julian Reeback

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