



Essendine Road, Maida Vale W9

£1,400,000

Situated on the garden level of this period building we are delighted to offer this unique two double bedroom, two bathroom apartment with OWN PRIVATE GARDEN and PRIVATE PARKING for two cars. This stunning semi-detached property with own entrance, further benefits from a spacious reception room with multiple skylights allowing light to flood in around a modern open-plan kitchen and bi-folding doors opening to garden that provides incredible entertaining space, principle bedroom with built in wardrobes, second double bedroom with Built-in wardrobes and en-suite shower, modern family bathroom, separate utility cupboard with washing machine and dryer, wood flooring throughout and the property also has double glazed sash windows, guest cloakroom, generous storage space and under flooring heating in bathrooms. through out. Conveniently located opposite Paddington Recreation Ground and close to shops, restaurants and cafes along Lauderdale Parade and Elgin Avenue together with Maida Vale underground station. Service charges £1800 per annum. Council tax Band D. Share of Freehold with 997 years unexpired, SOLE AGENTS.

Essendine Road, Maida Vale W9

Reception room



Bedroom 1



Kitchen



Bedroom 2



Study area



En - Suite



Essendine Road, Maida Vale W9

Family shower room



Private parking



inner court yard



Exterior



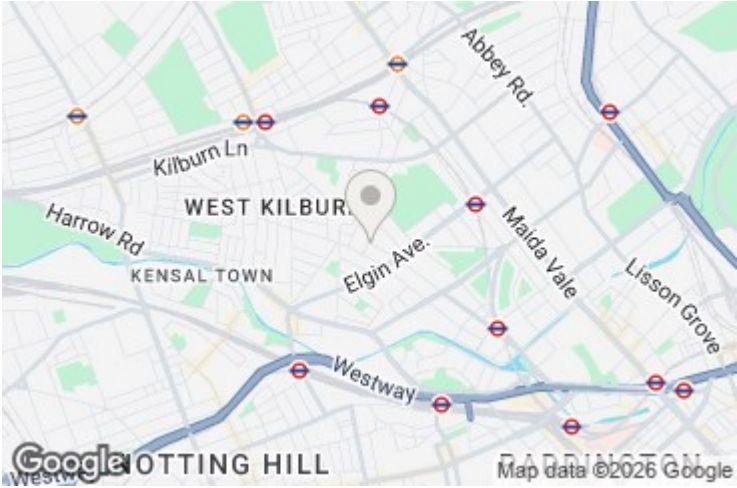
Garden



Hallway

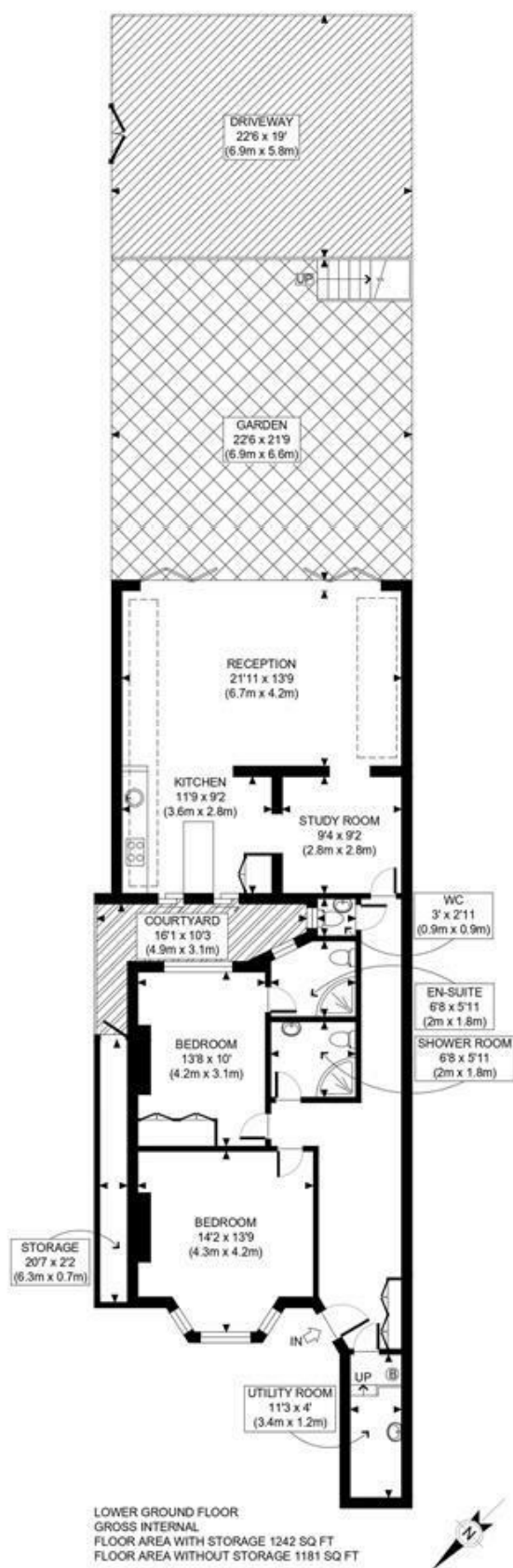


Essendine Road, Maida Vale W9



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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA WITH STORAGE: 1242 SQ FT/ 115 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STORAGE: 1181 SQ FT/ 110 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.

PROPERTY PHOTO PLANS
THE STOP SHOP FOR PROPERTY PHOTOGRAPHS

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

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 (centimetres), 1m (one meter) = 3.28' (feet)