



Delaware Mansions, London W9

£625 Per Week

Bright two bedroom raised ground floor apartment in the ever popular Delaware Mansions. The apartment comprises a larger than average living room with cherry wood floors, a luxury eat-in kitchen with black "star galaxy" granite worktops and tiles, underfloor heating, butler sink unit, as well as a large American Style Double fridge freezer, a lovely bathroom with temperature controlled underfloor tile heating. Delaware Mansions is located in a quiet tree lined one way street located within five minutes of Warwick Avenue Tube and within easy reach of the shops, bars and restaurants of Clifton Road. Available on a part furnished basis through the owners sole agent. Council Band E. EPC Rating D.

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Reception

16'0"x 15'0" (4.88x 4.57)



Bedroom

13'0"x 12'0" (3.96x 3.66)



Bedroom

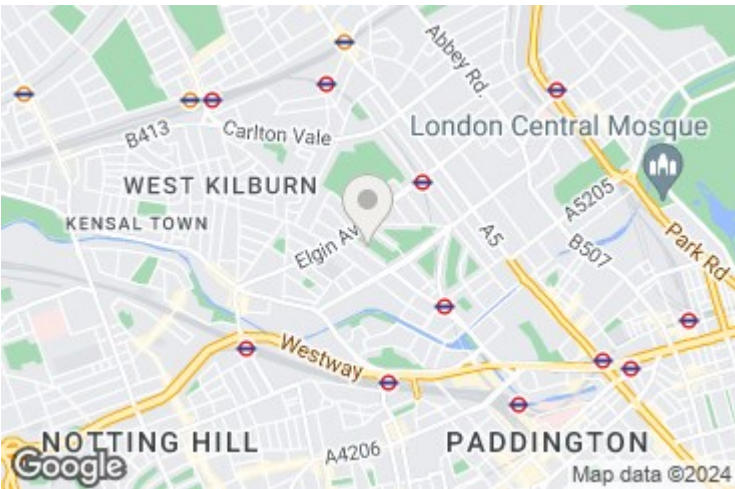
9'6" x 9'6" (2.90 x 2.90)

Kitchen

F/F 11'6" x 12'0" (F/F 3.51 x 3.66)

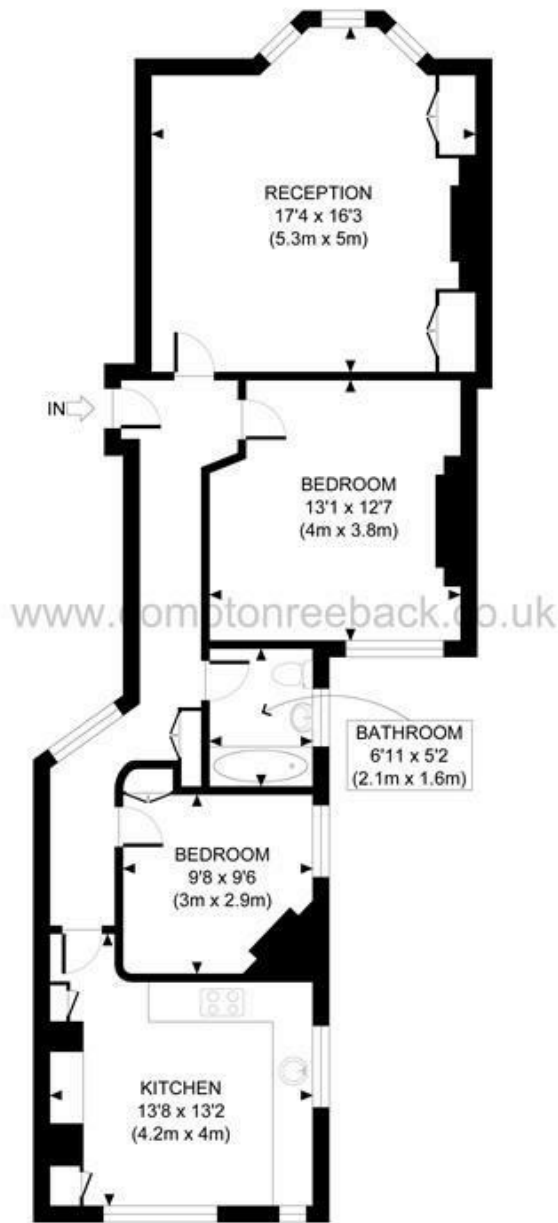


Bathroom



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	77
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		
	63	77
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 829 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 829 SQ FT / 77 SQM

Ref: Copyright **photo**plan

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

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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) = 3.29' (feet)

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