



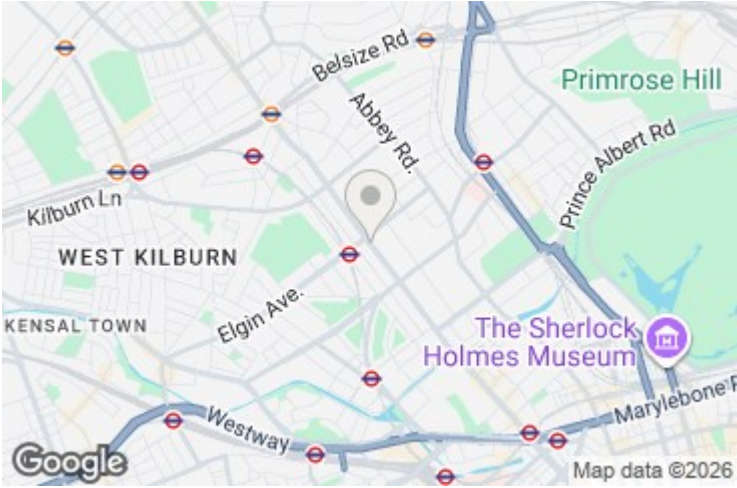
Marylands Road, Maida Vale W9

£2,300 Per Month

This bright and airy two double bedroom flat is located in the heart of Maida Vale. The flat is split over two floors and comprises of 2 good size double bedrooms, an eat in kitchen, tiled bathroom and spacious lounge living room with a feature fire place. The flat is in very good condition and benefits from an abundance of storage. Located within easy access to the local shops, bars and cafés and is a short walk from both Maida Vale and Warwick Avenue underground station (Bakerloo Line).

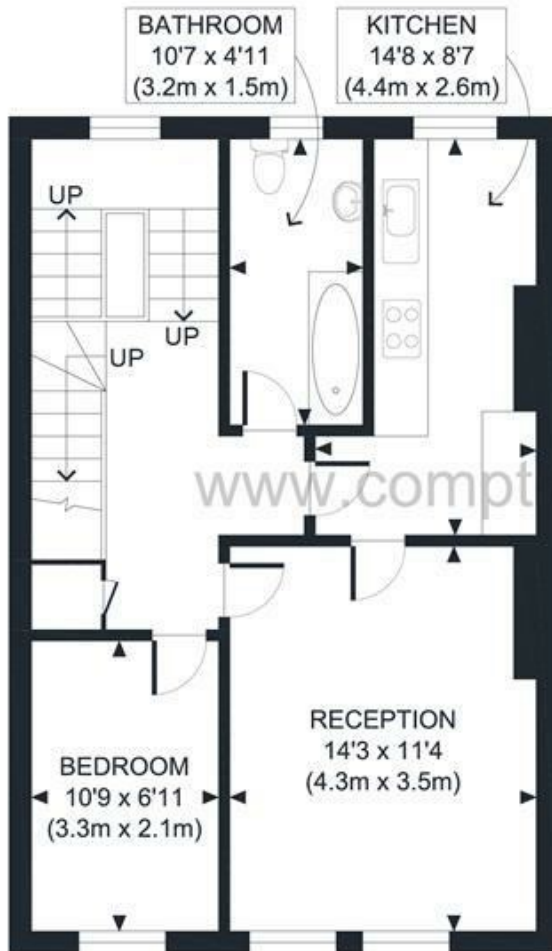
Available from 7th March 2026 | Furnished
EPC Rating: D | Council Tax: Westminster Band E

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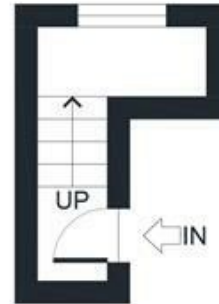


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

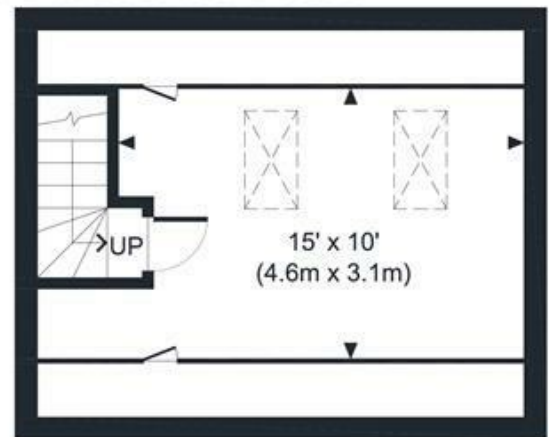
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	55
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 548 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 34 SQ FT



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 258 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 840 SQ FT / 78 SQM

Ref:

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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

MAIDA VALE

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Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098
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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 (centimeters), 1m (one meter) = 3.28' (feet)

comptonreeback.co.uk