

Grittleton Road, London W9



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This charming five bedroom Victorian house offering nearly 4,000 square feet of living space, is a rare find on a picturesque and affluent street in Maida Vale, one of North London's most desirable neighborhoods.

Upon entering, you are welcomed by a grand, sunlit double reception room that opens onto a spacious terrace, providing a serene view of the beautifully landscaped garden. This space is perfect for both relaxation and entertaining.



Guide price: £3,950,000

Tenure: Freehold

Local authority: City of Westminster

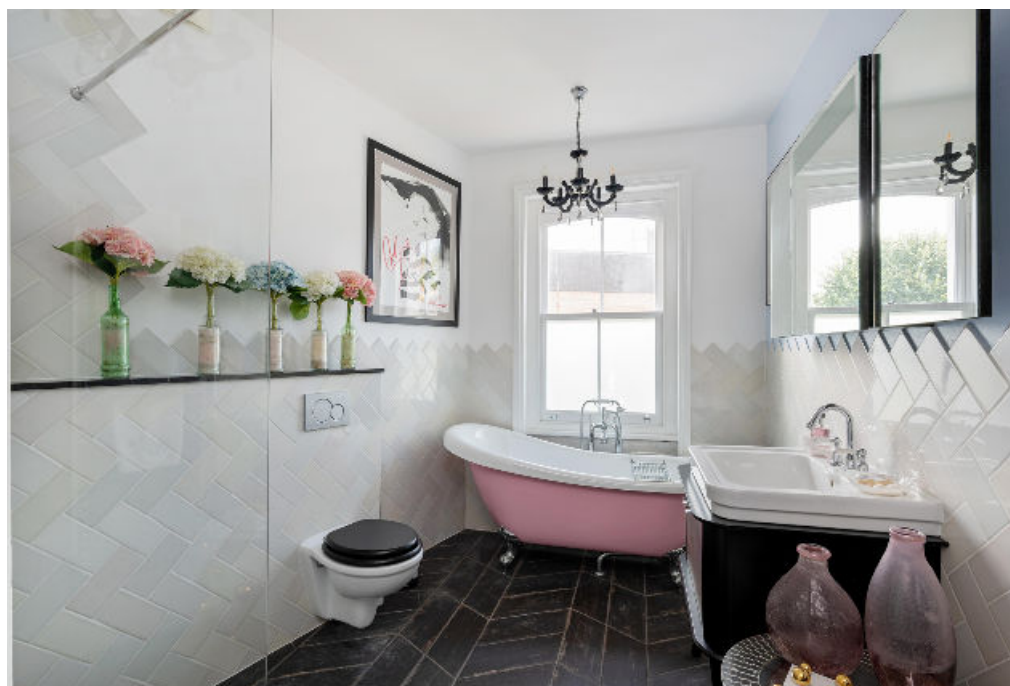
Council tax band: G





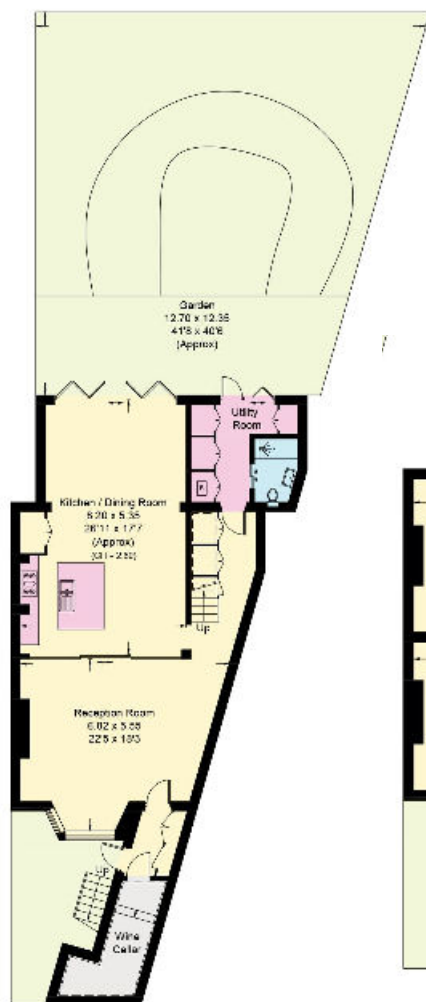
The lower ground floor, accessible through a separate entrance, unfolds into a thoughtfully designed open plan kitchen and dining area. Glass doors lead directly to the generous corner plot garden, complete with decking, ideal for al fresco dining and gatherings. This floor also features a convenient utility room and shower room. The principal bedroom occupies the entire first floor, complete with a dressing room and an en suite bathroom. The upper floors offer an additional four double bedrooms, served by two well appointed bathrooms.

Throughout the home, period features have been meticulously preserved, including original tiled floors, elegant fireplaces, and rich wood flooring, adding timeless charm and character.

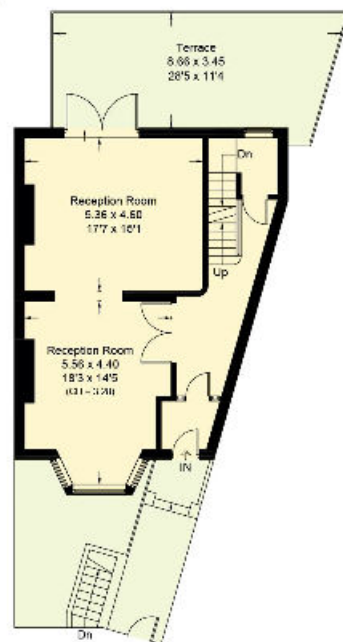




Scale not applicable



1st Ground Floor
Area = 106.7 sq m / 1170 sq ft
Including Wine Cellar
1st Floor Area (0.2 sq m / 2.1 sq ft)

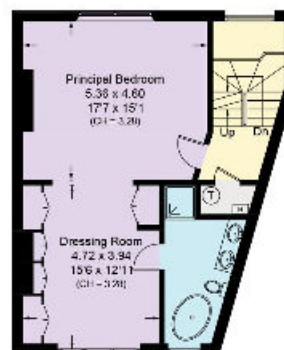


Ground Floor
Approximate Area = 65.7 sq m / 707 sq ft

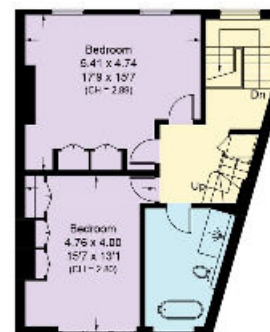
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Approximate Area = 370.5 sq m / 3988 sq ft
(Including Eaves Storage / Wine Cellar)

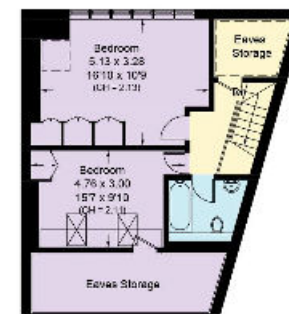
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor
Approximate Area = 22.5 sq m / 243 sq ft



Second Floor
Approximate Area = 36.4 sq m / 393 sq ft
Including Eaves Storage (0.2 sq m / 2.1 sq ft)



Third Floor
Approximate Area = 23.1 sq m / 248 sq ft
Including Eaves Storage (0.2 sq m / 2.1 sq ft)

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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