

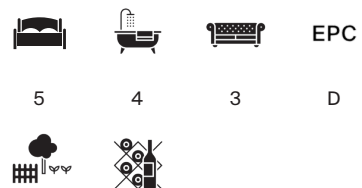


GRITTLETON ROAD

London W9



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



Local Authority: City of Westminster

Council Tax band: G

Tenure: Freehold

Asking price: £3,500,000



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.

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 ensuite 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. The stylishly remodeled bathrooms and utility areas further enhance the property, blending modern convenience with historical integrity.



Grittleton Road is wonderfully located within easy reach to canals and local amenities nearby and situated equidistant to Maida Vale, and St John's Wood stations with access to the Jubilee, Bakerloo, and Overground lines. The famed Paddington Recreation Ground is situated nearby, which offers an expansive 27 acres of greenery for sporting and leisure activities.









Approximate Gross Internal Area = 370.5 sq m / 3,988 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
to tell you more.

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