

# HUNTERS

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# Maida Vale, W9

## Offers In Excess Of £850,000

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This exceptional three-bedroom, split-level garden apartment spans over 1,000 square feet, encompassing the garden level and raised ground floor of a charming period building. The property boasts an array of desirable features, including two spacious double bedrooms and an additional study that can serve as a third bedroom. The well-appointed kitchen diner is perfect for family meals and entertaining, while the comfortable and stylish living area features original wood flooring and high ceilings, enhancing the sense of space and light.

The apartment includes a luxurious main bathroom with modern fixtures and a convenient guest WC. Outside, a private garden offers a tranquil retreat, ideal for relaxation or outdoor dining.

Oakington Road benefits from a prime location just off Elgin Avenue, a short walk from Maida Vale tube station, providing excellent transport links. The area offers a variety of shops and is close to the picturesque Paddington Recreation Ground, perfect for leisure and outdoor activities.

This property is ideal for those seeking a blend of modern living and period charm in a highly sought-after location.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | www.hunters.com



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## KEY FEATURES

- Two bedrooms plus study
- Beautiful Private garden
- Duplex conversion
- Original wood flooring
- Access to Maida Vale tube station
- Further access to Westbourne Park & Warwick Avenue
- Walking distance to Paddington recreation ground & Sports ground
- Enviably W9 location





An empty room with white walls, a wooden plank floor, and a window on the right wall. The room is bright and clean.

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A bathroom with white walls, a white clawfoot bathtub, a white pedestal sink, and a glass shower enclosure. The floor is tiled.

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An empty room with white walls, a wooden plank floor, and a window on the left wall. A chandelier hangs from the ceiling.

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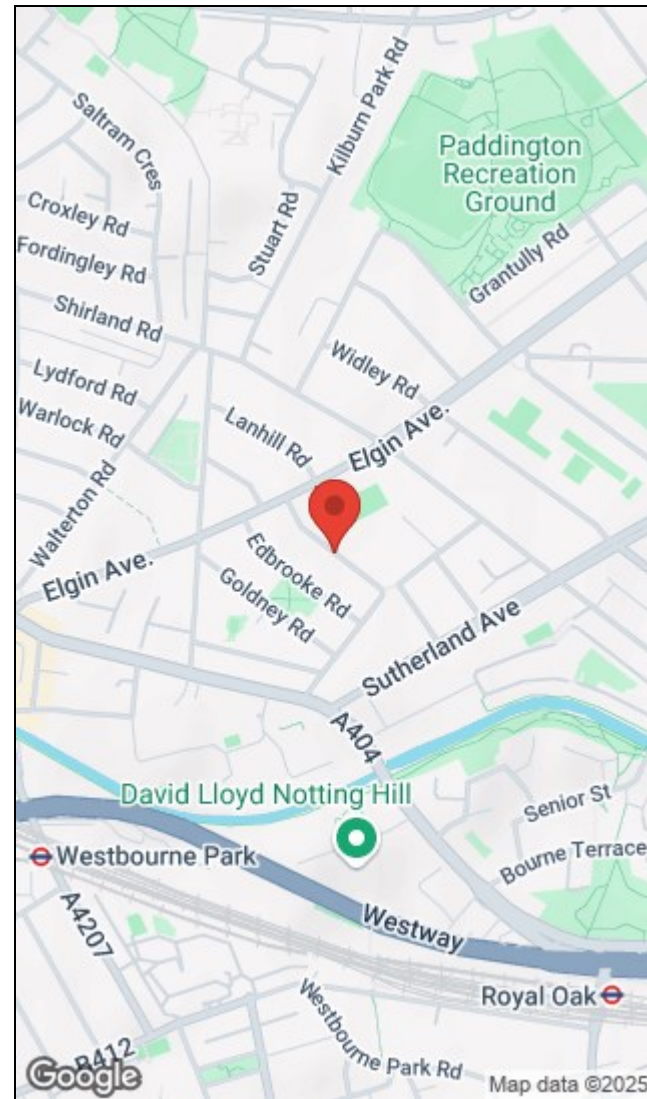
LOWER GROUND FLOOR



GROUND FLOOR

TOTAL APPROX. FLOOR AREA 1018 SQ.FT. (94.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
67	80
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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