



**Blomfield Road
Maida Vale W9 1AA**

£13,000 per week

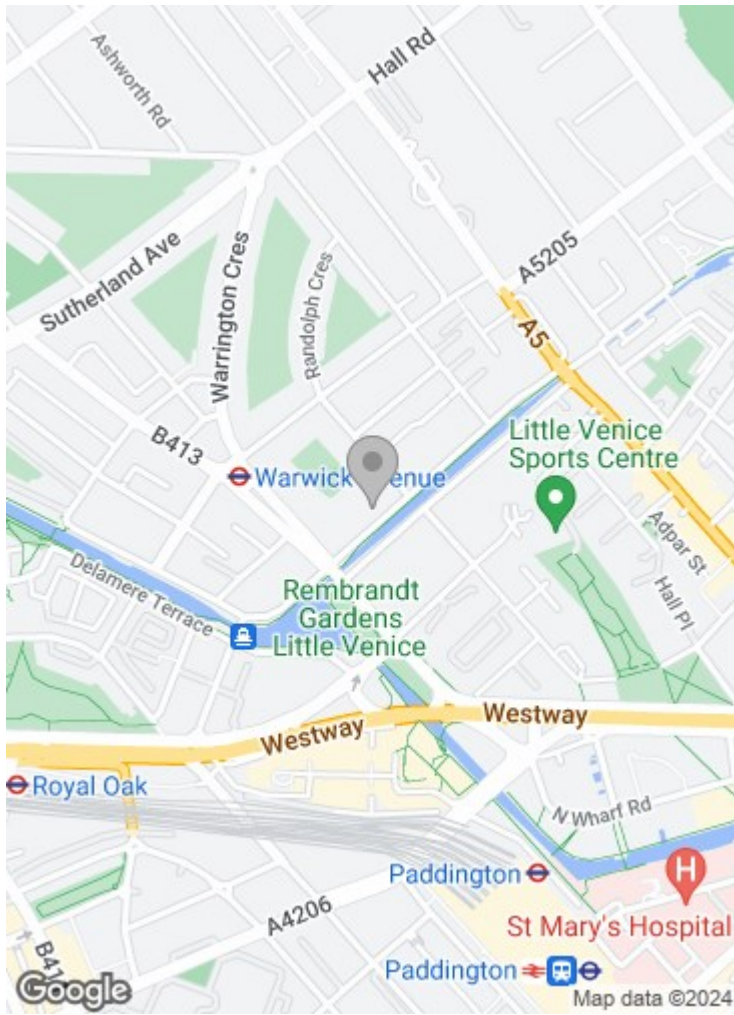
This stunning double fronted detached family house has been completely redeveloped and designed and offers a seamless flow between the different living areas, resulting in the ultimate modern family house. The ground floor houses the very grand formal reception with stunning views onto the private garden. The eat-in kitchen and family area is situated on the lower ground floor, and is flooded with natural light due the modern glass extension which leads directly onto the pretty lawn garden, which in turn leads directly onto the communal gardens. This floor also boasts a study, a separate utility room and a TV room or den. The house is arranged over four floors with the upper two floors being occupied by the bedrooms. The master suite on the first floor has an abundance of wardrobe space and a luxurious en suite. There are an additional four bedrooms, three of which are en suite and two of those designed in a loft style with an additional mezzanine area.

There is off street parking at the front of the house, set back from the road behind a walled and gated entrance.

Also available on a short let at £21,000 per week.

Note - furnishings shown are subject to change and negotiation.

Blomfield Road faces the Western side of the Regent Canal, perfectly positioned for Maida Vale. Nearest station is Warwick Avenue on the Bakerloo line.



Blomfield Road, W9

Approximate Total Area = 477.5 sq m / 5140 sq ft
 Outbuildings = 42.7 sq m / 460 sq ft
 Including Limited Use Area (13 sq m / 140 sq ft) Excluding Voids



Important notice: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order. Notwithstanding that all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.

85 - 87 BAYHAM STREET
 LONDON NW1 0AG

45 CIRCUS ROAD
 LONDON NW8 9JH

T: +44 0207 1234 152
 info@phillipsharrod.com

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	68-72	A	68-72
B	55-67	B	63-67
C	45-54	C	55-62
D	35-44	D	48-54
E	25-34	E	43-47
F	15-24	F	38-42
G	1-14	G	33-37