



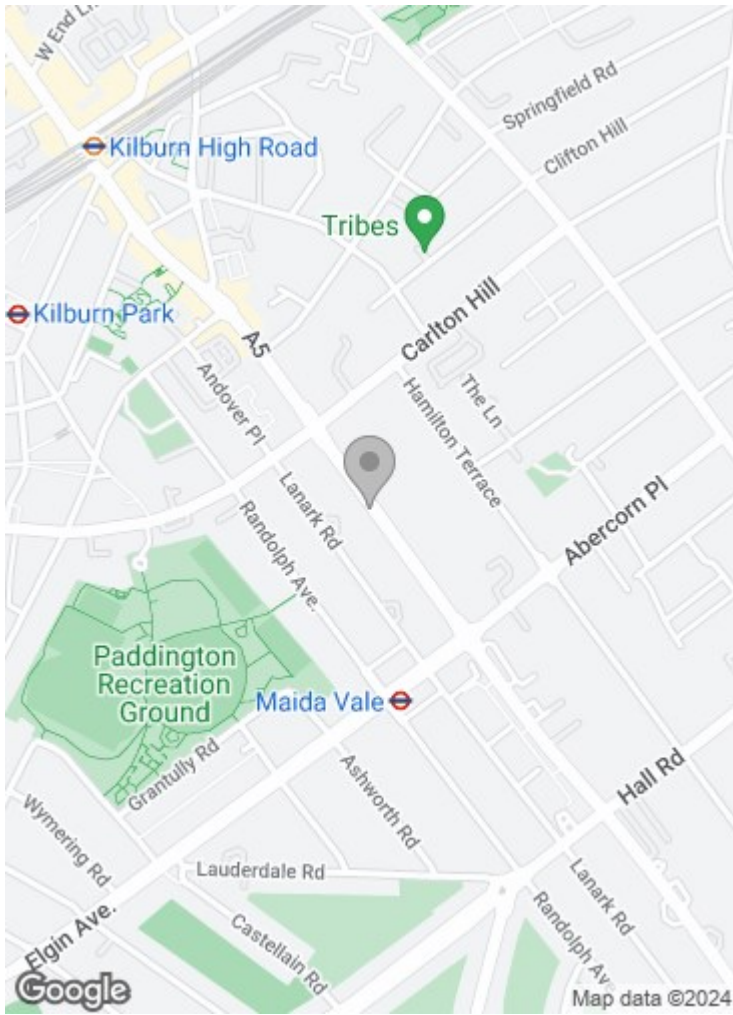
**98 Maida Vale  
London W9 1PS**

**Asking price £1,250,000**

An attractive three bedroom maisonette benefitting from direct access to a private patio and then on to a well maintained communal garden. This property is offered in excellent condition throughout and comprises a reception room with wooden flooring, fully fitted eat-in kitchen with doors leading out onto the communal garden, guest WC, principal bedroom with a walk in wardrobe and en-suite bathroom, two further double bedrooms, en-suite shower room and unreserved off street parking.

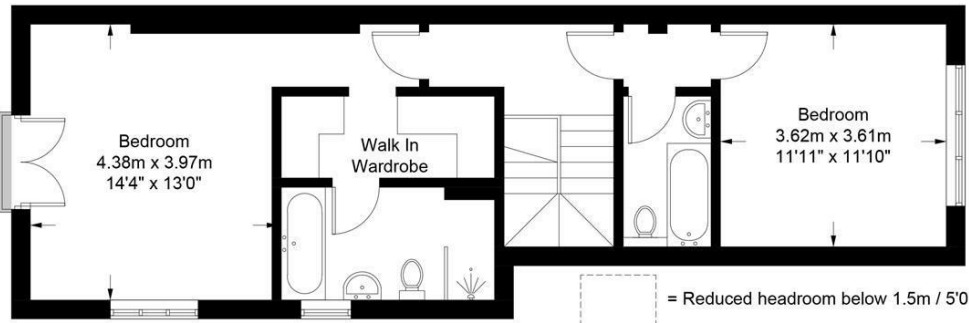
Maida Vale is located within walking distance to both Maida Vale and Kilburn Park Underground stations (Bakerloo line).

Leasehold - 122 years

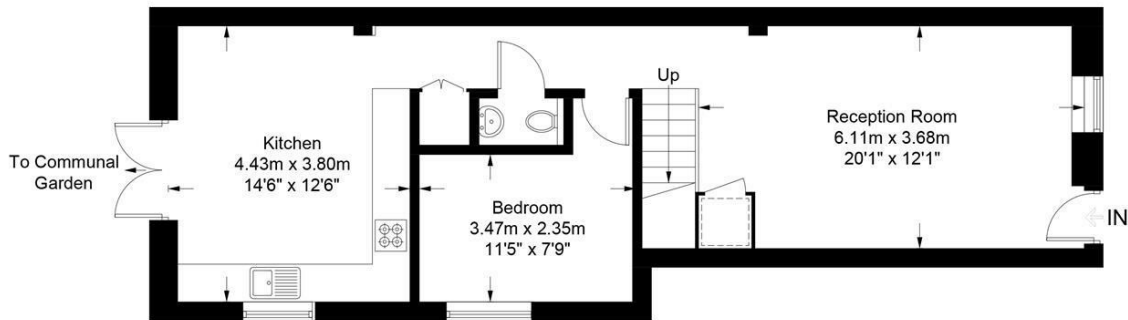


### Maida Vale, W9

Approximate Gross Internal Area = 1243 sq ft / 115.5 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 7 sq ft / 0.7 sq m  
 Total = 1250 sq ft / 116.2 sq m



First Floor



Ground Floor

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. (ID817819)

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	92-100	A	1-2
B	81-91	B	3-4
C	69-80	C	5-6
D	55-68	D	7-8
E	39-54	E	9-10
F	21-38	F	11-12
G	1-20	G	13-14