



**Maida Vale  
W9 1PS**

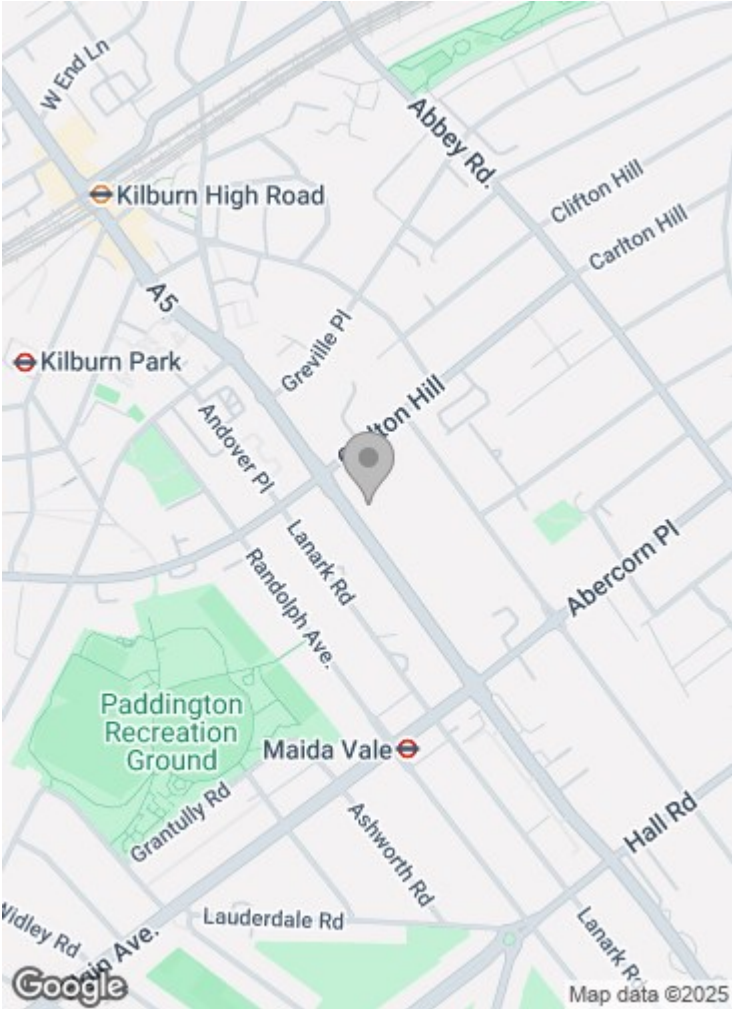
**Asking price £1,195,000**

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).

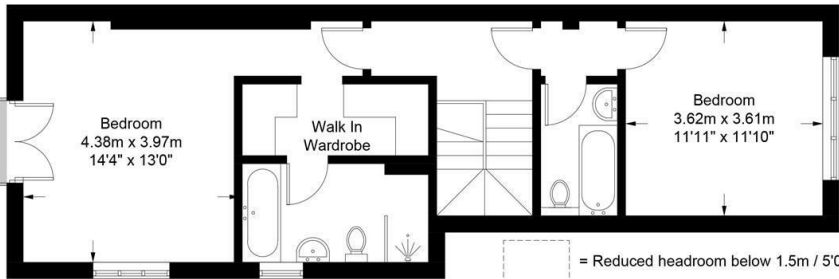
Leasehold - 121 years



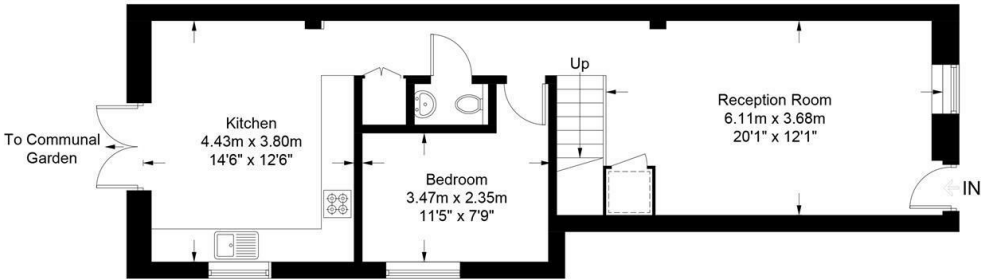


### Maida Vale, W9

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)

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 particular 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.

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