

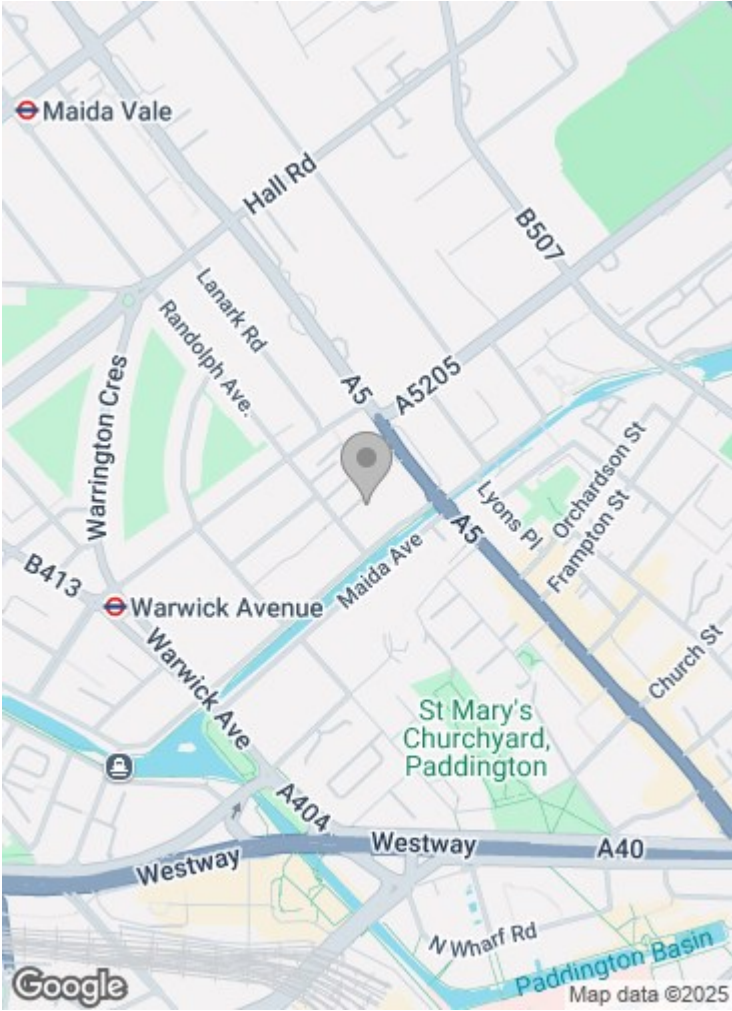


**Robert Close
Maida Vale W9 1BY**

Asking price £2,350,000

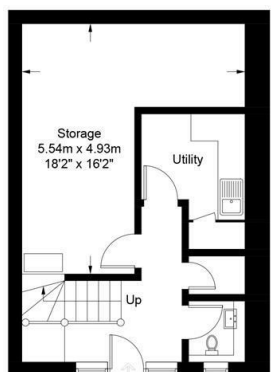
We are delighted to offer this recently rebuilt, stunning mews house located within a private gated close. The property is set over four floors comprising four large bedrooms and four en-suite bathrooms, a large kitchen/diner, separate reception room as well as two balconies and garaging with luxurious fixtures and fittings throughout. The property is offered in immaculate condition and has an extremely light and airy feel to it.

Robert Close is superbly located for Regents canal and the shops and cafes of Clifton Road, while Warwick Avenue underground station (Bakerloo) and Paddington (Heathrow Express) is also in close proximity.

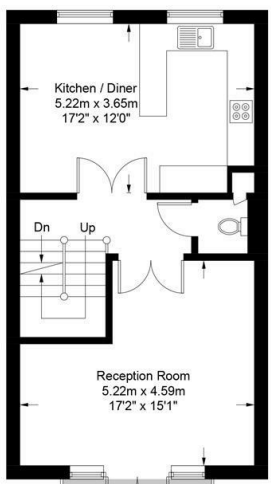


Robert Close, W9

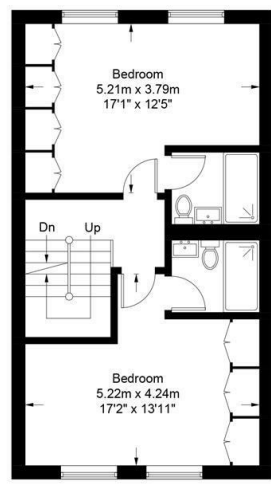
Approximate Gross Internal Area = 1945 sq ft / 180.7 sq m
(Excluding Reduced Headroom / Excluding Void)
Reduced Headroom = 11 sq ft / 1.0 sq m
Total = 1956 sq ft / 181.7 sq m



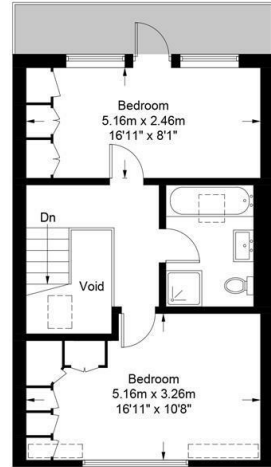
Ground Floor



First Floor



Second Floor



Third 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. (ID710081)

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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