

Croxley Road,
Maida Vale, W9

Asking Price £750,000

A bright spacious two double bedroom, two bathroom second and third (top) floors (1137 sq ft/ 105.6 sq m) duplex apartment with a large south east facing terrace. Offered with a Share of the Freehold.

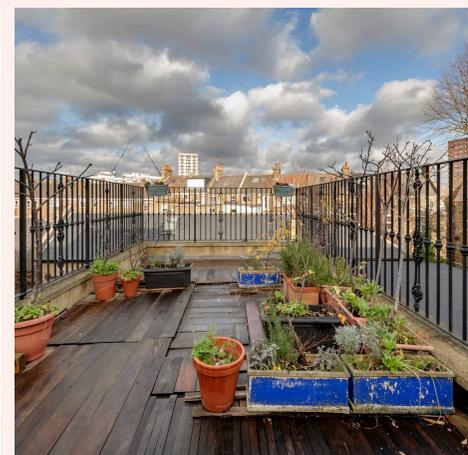
The home is entered from the first floor of the attractive Victorian building. The second floor of the apartment offers a generous open plan reception room, kitchen and dining area. There are three large sash windows to the front and one to the rear allowing for lots of natural light. The rear section could easily become a third bedroom. Also on this floor is a rear double bedroom, family bathroom and guest WC. Upstairs is the main bedroom suite with large Velux windows (some open to become balconies), bathroom and storage. There is a large c 250 sq ft roof terrace providing all important sunny outside space.

Croxley Road is a quiet residential street located in Maida Vale. Nearby are green spaces and the canal at Little Venice. Restaurants, shops and the Salusbury Road Farmers Market in Queens Park. Portobello Road market and Golborne Road in North Kensington.

Council Tax band: D

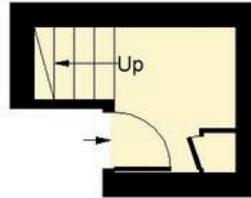
Tenure: Leasehold (with a Share of the Freehold)

EPC Energy Efficiency Rating: C

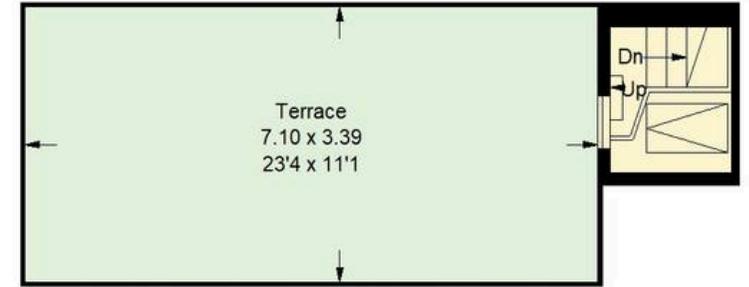


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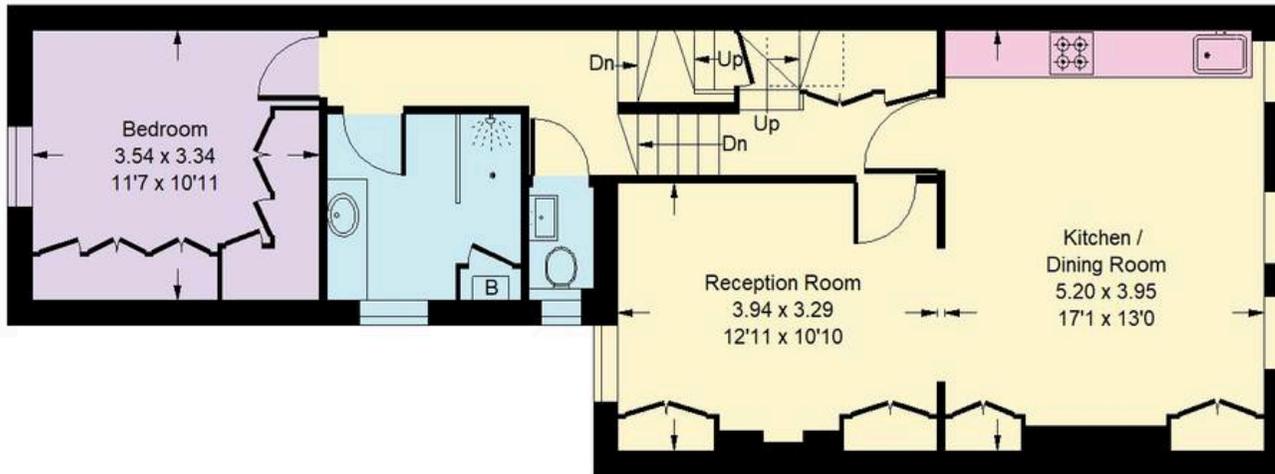
Approx. Gross Internal Area
 105.6 sq m / 1137 sq ft
 (Including Eaves Storage = 6.9 sq m / 74 sq ft)



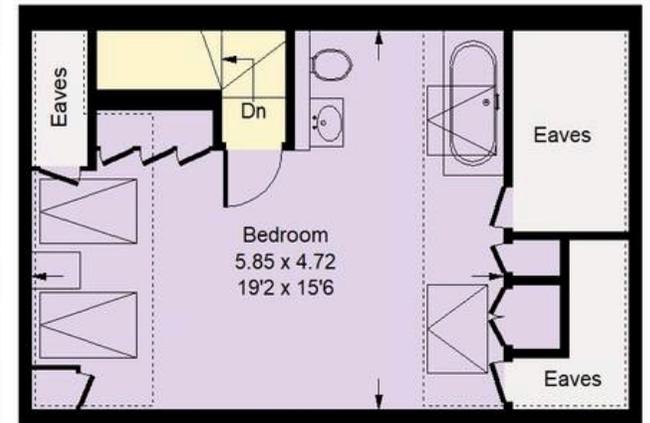
First Floor



Third Floor



Second Floor



Third Floor

= Reduced headroom below 1.5 m / 5'0

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
 No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
 Plan is for illustration purposes only, not to be used for valuations.



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