



FLAT 22 135, BRAEMAR HOUSE

LONDON, W9 1UT

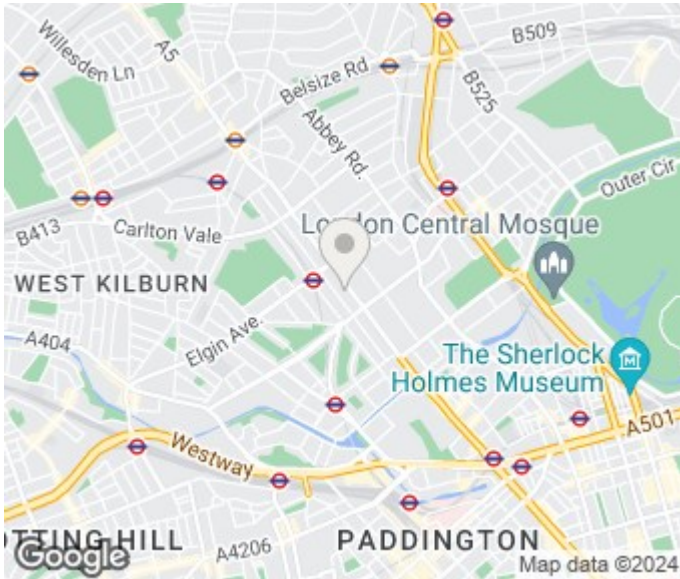
£550,000
LEASEHOLD


New to the market this spectacular 3 bedroom duplex apartment in the heart of Maida Vale makes for a wonderful home or rental investment. Located in Braemar, right on Maida Vale itself, this property comprises a large separate kitchen, generous living area, 3 bedrooms and bathroom.

Currently rented and below market value, there is tremendous scope for an investor to increase the yield on this property.

807 square feet. 87 years remaining on the lease.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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