



THE ESTATE COMPANY



Maida Vale, London, W9 1RW

Asking Price £535,000

- Two Bedrooms
- First Floor
- Communal Garden
- Resident Porter
- 909 Sq Ft
- Lift
- Designated Parking
- Leasehold 37 Years

# Marlborough 38-40 Maida Vale, London W9 1RW

A bright and generously proportioned two-bedroom, first floor apartment, extending to approximately 909 sq ft. The apartment is set within a popular and well-maintained purpose built block with lift access. The property offers excellent scope for modernisation and features a private balcony, designated parking space, resident porter, and access to attractive communal gardens.

Marlborough is ideally positioned in the heart of Maida Vale, moments from the cafés, restaurants, and canalside walks of Little Venice. Maida Vale Underground Station (Bakerloo Line) is close by, providing swift access to the West End, with Paddington Station also within easy reach.

Tenure: Leasehold with approximately 37 years remaining.



Council Tax Band:



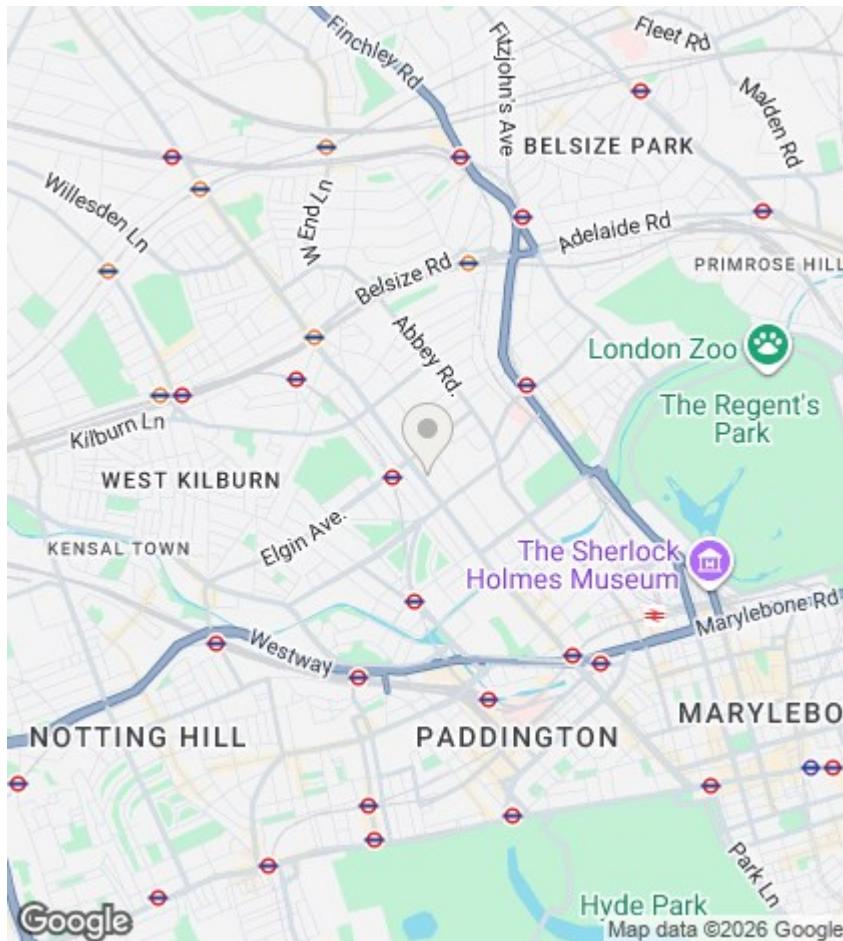


APPROX. GROSS INTERNAL FLOOR AREA: 909 SQ FT/ 84 SQM

**PROPERTY PHOT<sup>O</sup> PLANS** .CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client.

Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



## Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	