



Maida Vale

MAIDA VALE • £1,250,000

## Fully renovated 2-bed, 2-bath first-floor flat with off-street parking, communal garden and a long lease.

- Off-Street Parking
- Two Bedrooms
- Two Bathrooms
- Communal Garden
- 1,122 Sq. Ft

### DESCRIPTION

This flat was fully renovated by the current owners within the last few years. The property comprises two bedrooms and two bathrooms to the rear of the first floor while at the front there is a large open plan living room/kitchen.

The property further benefits from allocated off-street parking, communal gardens and is approx 100 yards to Maida Vale Station (Bakerloo Line) and 0.7miles to St John's Wood (Jubilee line)

Quote Reference: 544839

### TERMS

**Price:** £1,250,000

**Tenure:** Leasehold

**Ground Rent:**

**Service Charge:** £3,000.00

**Local Authority:** Westminster

**Council Tax:** G

**Energy Rating:**

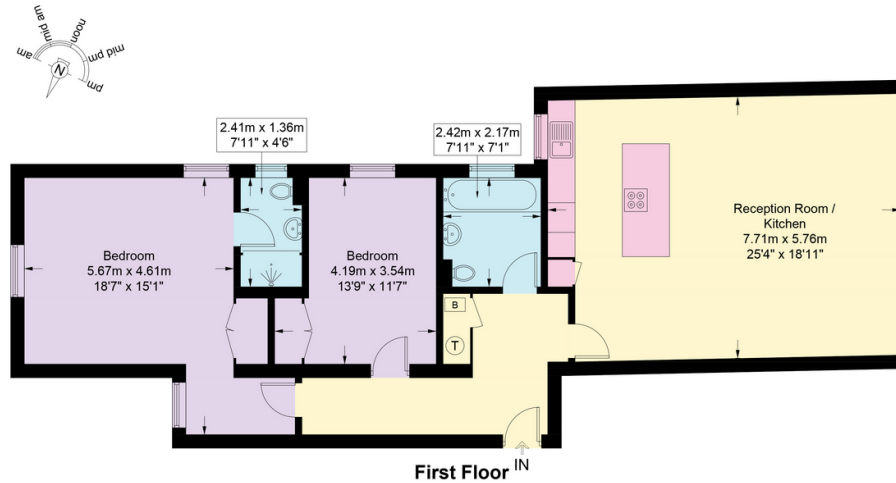






## Frances Court, W9

Approximate Gross Internal Area = 1122 sq ft / 104.2 sq m



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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

ng	Current	Potential
sts		
	79	79
F		
G		
EU Directive 2002/91/EC		

Environmental Im
Very environmentally friendly - h
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - h
England, Scotland & W



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Important Notice. We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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