



Ashworth Road

MAIDA VALE • £4,000,000

A semi detached five bedroom, arts and crafts style house situated on one of Maida Vale's most sought after roads.

- Five Bedrooms
- Four Bathrooms
- Off-Street Parking
- c.2,832 Sq.Ft

DESCRIPTION

Situated over c.2,832 Sq.Ft this is a fantastic example of how a family home should be. Comprising five double bedrooms, three en suite, an extra family bathroom as well as a further two guest WCs You have ample entertaining space on the ground floor with a kitchen/breakfast room, dining room and reception room all opening up onto the garden. In the basement you have a large guest suite, utility room and family room/tv room. On the upper floors you will find four large double bedrooms and three more bathrooms.

Ashworth Road is located in the centre of Maida Vale, being only 0.1m to Maida Vale Underground Station (Bakerloo Line) 0.5m to Warwick Avenue Underground (Bakerloo Line) and 0.9m to Paddington Station (Heathrow Express, National Rail, London Underground). With a plethora of restaurants, cafes, pubs and shops in the immediate area, it is perfect for family living.

TERMS

Price: £4,000,000

Tenure: Freehold

Ground Rent:

Service Charge:

Local Authority: Westminster

Council Tax: H

Energy Rating: 64.00





The image displays three architectural floor plans for a building, labeled 'Lower Ground Floor', 'Ground Floor', and 'First Floor'. Each plan includes room names, dimensions, and area calculations in square feet (sq ft).

Lower Ground Floor:

- Garage
- Utility
- 2 Family Rooms: 4,250 sq ft (4,250' x 4,250')
- Bedroom: 3,500 sq ft (3,500' x 3,500')
- 1 Office: 1,500 sq ft (1,500' x 1,500')
- 2 Office: 1,500 sq ft (1,500' x 1,500')

Ground Floor:

- Garage: 14,000 sq ft (14,000' x 14,000')
- Kitchen: 1,775 sq ft (1,775' x 1,775')
- Dining Room: 4,750 sq ft (4,750' x 4,750')
- Living Room: 5,000 sq ft (5,000' x 5,000')
- 2 Office: 1,500 sq ft (1,500' x 1,500')
- Dormer: 1,500 sq ft (1,500' x 1,500')

First Floor:

- Bedroom: 1,500 sq ft (1,500' x 1,500')
- Bedroom: 4,750 sq ft (4,750' x 4,750')
- Bedroom: 3,500 sq ft (3,500' x 3,500')
- Bedroom: 4,500 sq ft (4,500' x 4,500')
- Principal Reception: 5,000 sq ft (5,000' x 5,000')
- 2 Office: 1,500 sq ft (1,500' x 1,500')



Table 1: Environmental impact of the EU Directive 2002/91/EC

	Current	Potential
58%		
64%		83%
8%		
EU Directive 2002/91/EC		EU

Bar Chart: Environmental impact of the EU Directive 2002/91/EC

The bar chart shows the environmental impact of the EU Directive 2002/91/EC compared to the current situation. The y-axis represents the percentage of buildings that are environmentally friendly. The x-axis represents the percentage of buildings that are environmentally friendly. The bars are color-coded: blue for 'Very environmentally friendly', grey for 'Not environmentally friendly', and green for 'Potentially environmentally friendly'.

Category	Percentage
Very environmentally friendly	82%
Potentially environmentally friendly	81-91%
Very environmentally friendly	69-80%
Very environmentally friendly	55-68%
Not environmentally friendly	39-54%
Not environmentally friendly	21-38%
Not environmentally friendly	1-20%



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