



# Octavia Mews

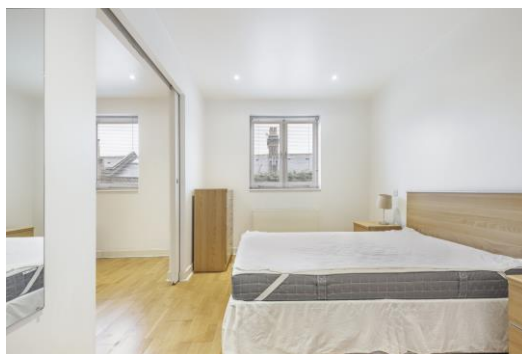
Maida Vale, W9

Asking Price £375,000

A contemporary one double bedroom flat on the first floor of a gated development. The flat comprises reception room, fully fitted kitchen, bathroom and benefits from wood flooring throughout.

Located 0,6 miles from Queens Park Underground (Bakerloo Line & Overground), 0.6 miles from Westbourne Park Underground (Circle and Hammersmith & City Lines) and 0.7 miles to Paddington Recreational Ground. Sole agent.





# Octavia Mews

Maida Vale, W9

- Contemporary flat with wood flooring throughout
- Reception room, open plan kitchen, double bedroom, bathroom
- Secure gated development
- Share of freehold



**Tenure:** Share of Freehold 104 years 4 months

**Service Charge:** £1,177.18 pa

**Ground Rent:** £0

**Local Authority:** City of Westminster

**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

### *Chestertons Little Venice Sales*

26 Clifton Road

Maida Vale

London

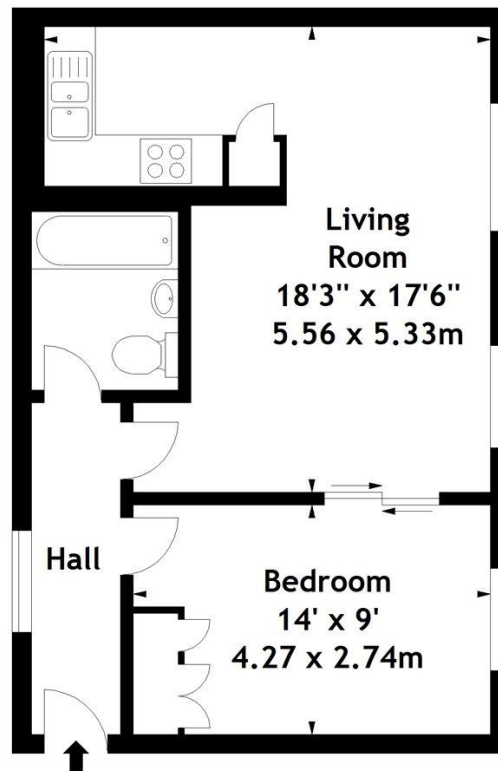
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Octavia Mews, W9  
Approx. Gross Internal Area  
496 Sq Ft - 46.08 Sq M



### First Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

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