



# Marylands Road

London, W9

Offers in excess of £575,000

A lovely first floor two bedroom apartment sitting at just under 600sqft. Set on a quiet residential street in the heart of Maida Vale the property boasts a spacious reception area with a fire place at the heart of the space and beautiful sash windows flooding the space with natural light.

The separate kitchen has been tastefully finished and benefits from integrated appliances. There is a large master bedroom set towards with back of the property and a further double bedroom.

Located moments from the local amenities of Maida Vale within easy access of the café, shops, bars and restaurants of Maida Vale. Tube links include Maida Vale and Warwick Avenue on the Bakerloo line and Paddington on the Elizabeth Line.

**CHESTERTONS**





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## London, W9

- Period conversion
- 591 Sqft
- South East facing living room
- Original features throughout





**Tenure:** Share of Freehold 993 years  
**Service Charge:** £2,473.19  
**Ground Rent:** £0  
**Local Authority:** City of Westminster  
**Council Tax Band:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

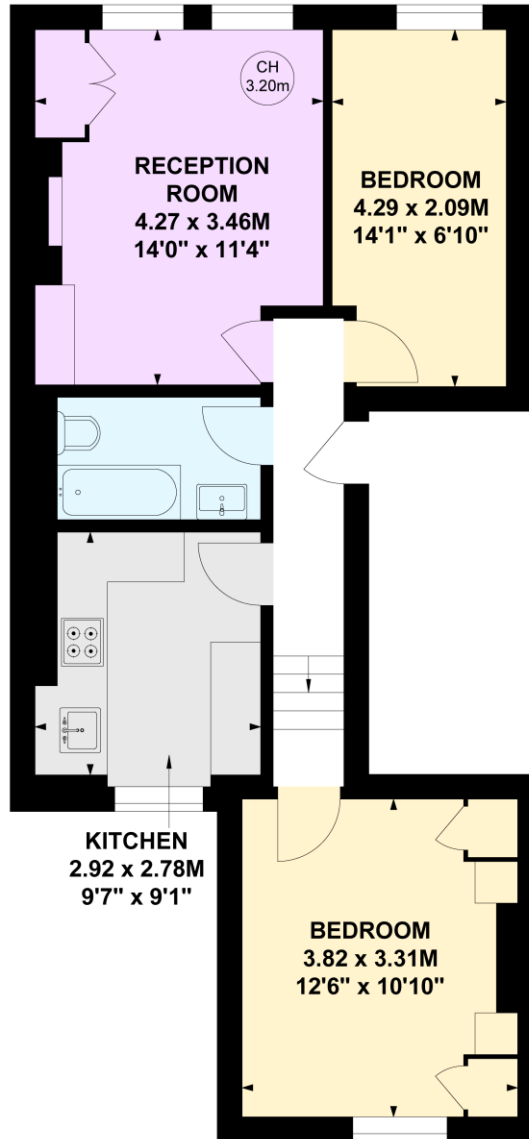
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# Marylands Road, W9

Approximate gross internal area  
54.95 sq m / 591 sq ft

Key :  
CH - Ceiling Height



## First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

