

HUNTERS
HERE TO GET *you* THERE

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Marylands Road, London, W9

Per Calendar Month £1,890 Per Calendar Month



We are delighted to offer this spacious one bedroom apartment set on lower ground floor of well maintained Victorian conversion located within short walk from all the trendy restaurants, bars and shops of Maida Vale.

The property is flooded with natural light and offers lots of character, stunning reception room with high ceiling, large double bedroom, separate modern kitchen, recently refurbished shower room and private patio garden.

The property is located minutes away from all local amenities as well as Maida Vale and Warwick Avenue stations (Bakerloo line).

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
westhampsteadlettings@hunters.com | www.hunters.com



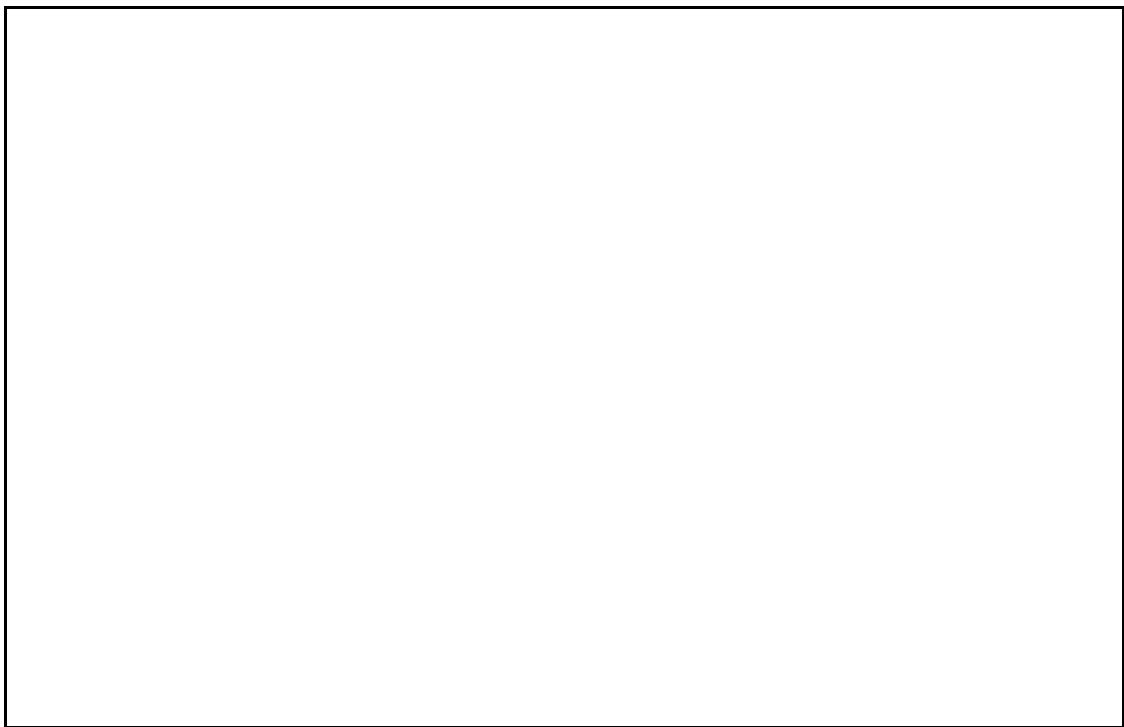
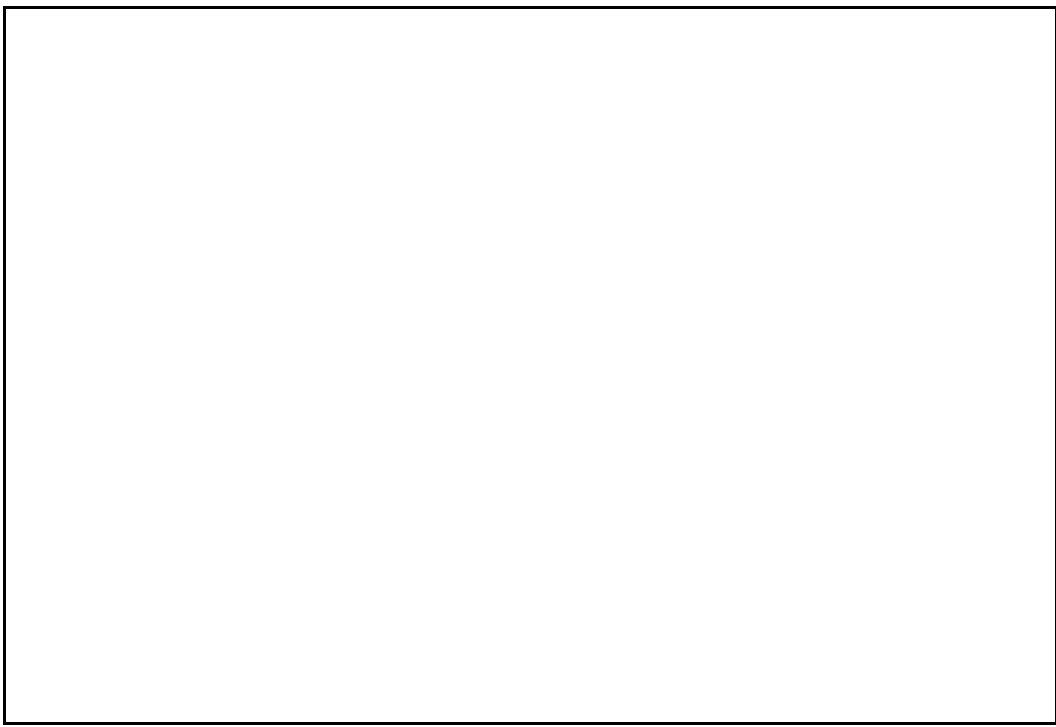
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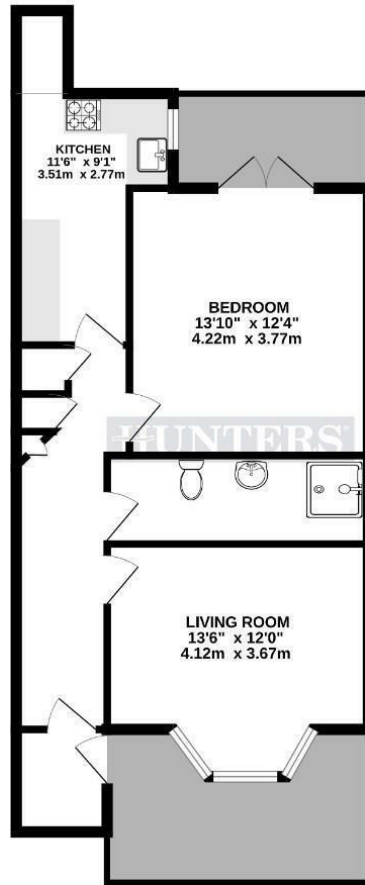
KEY FEATURES

- Private Patio Garden
- Great Condition Throughout
- Modern Shower room & Kitchen
- Spacious Reception Room



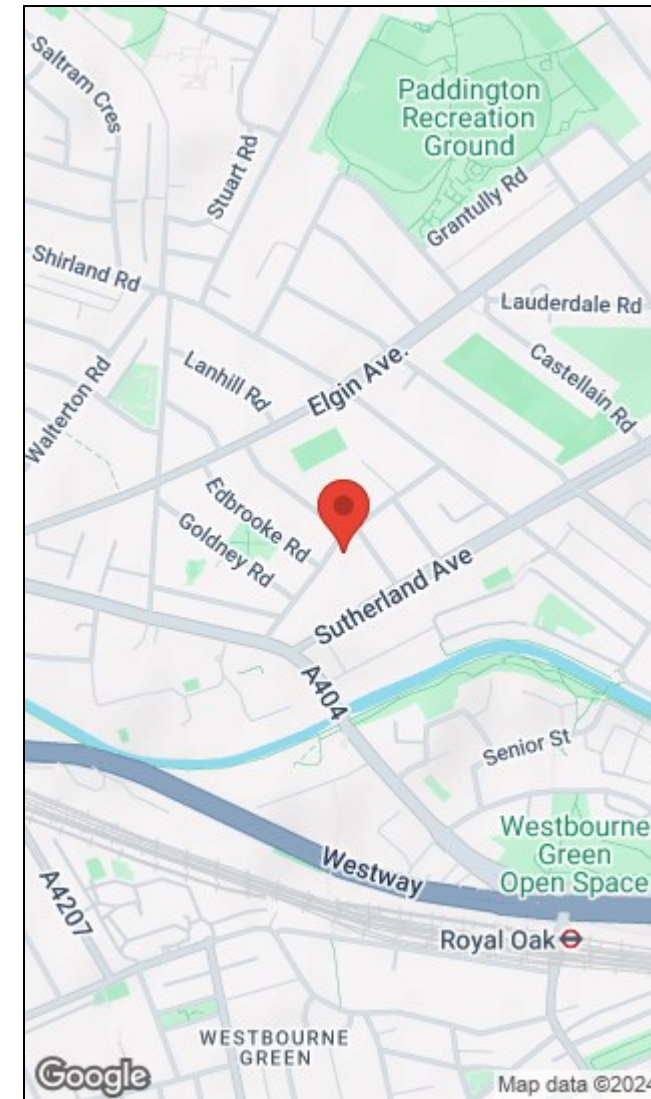


LOWER GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA: 630 sq.ft. (58.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | |
|---|----------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| Current: 63 | Potential: 78 |
| EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|---|----------------------|
| | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
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