

Marlborough, Maida Vale W9



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This bright and spacious apartment is located in a highly sought-after purpose-built block in the heart of Maida Vale, featuring a full-time resident porter and a well-maintained communal garden.

Positioned on the second floor, the apartment offers a reception room with direct access to a private southwest-facing balcony, a separate fitted kitchen, two double bedrooms, a modern bathroom, and a separate WC. Recently renovated by the current owner, the apartment features wooden flooring, a stylish bathroom, and ample storage solutions, creating a bright and airy atmosphere throughout.



Asking price: £1,100,000

Tenure: Leasehold: approximately 130 years remaining

Service charge: £4,813 per annum, reviewed annually. Please note that we have been unable to confirm the next review date. You should ensure that you or your advisors make your own inquiries.

Local authority: City of Westminster

Council tax band: F



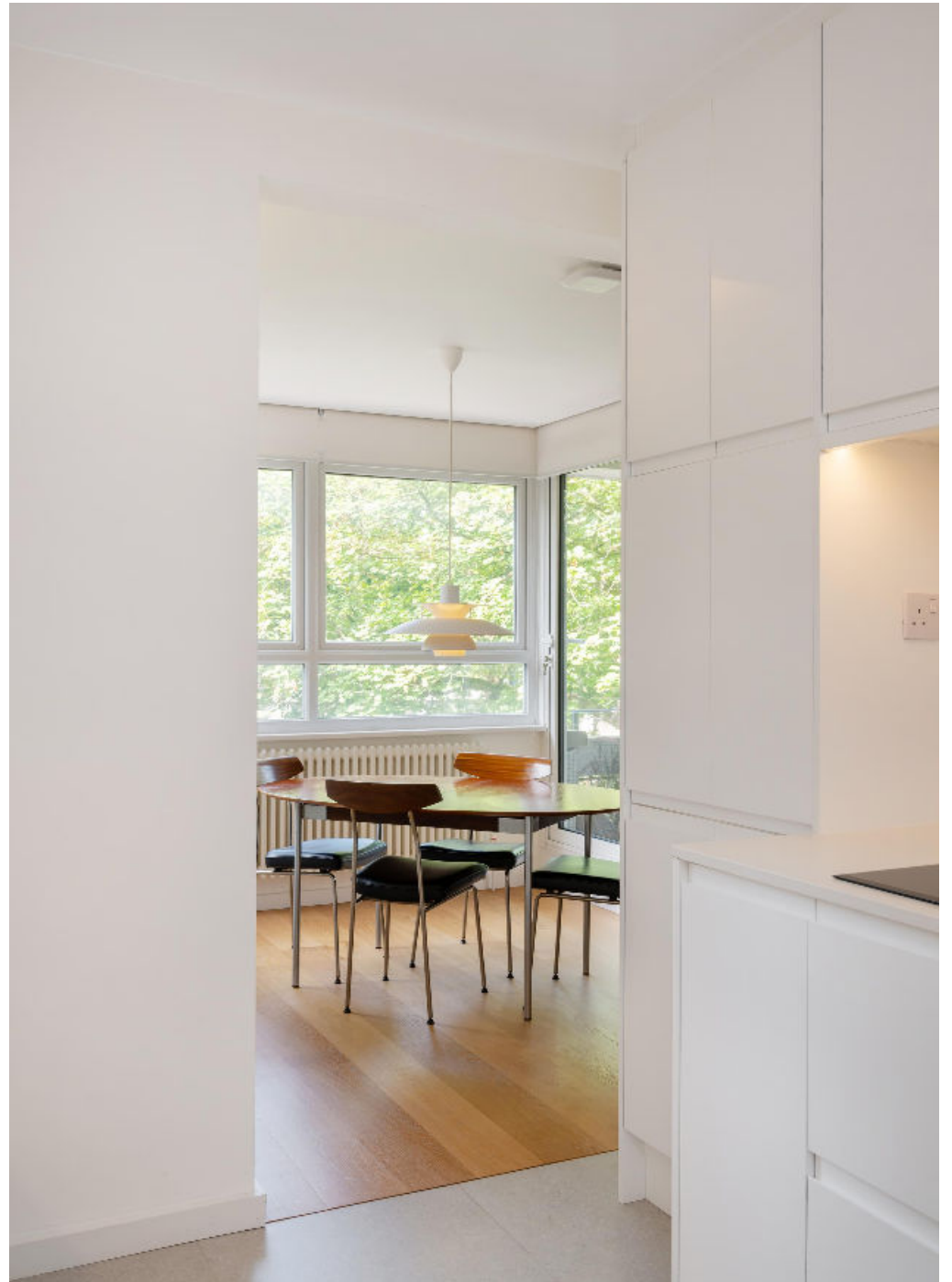
Amenities

Additional benefits include a passenger lift, double glazing, and an allocated off street parking space in a covered car park. The building also provides a dedicated car wash area for residents.

Location

Marlborough is located on the St John's Wood, Maida Vale border and is conveniently located 0.2 miles from Maida Vale Underground Station (Bakerloo Line). It is also near the restaurants and cafes of St John's Wood High Street and Little Venice.





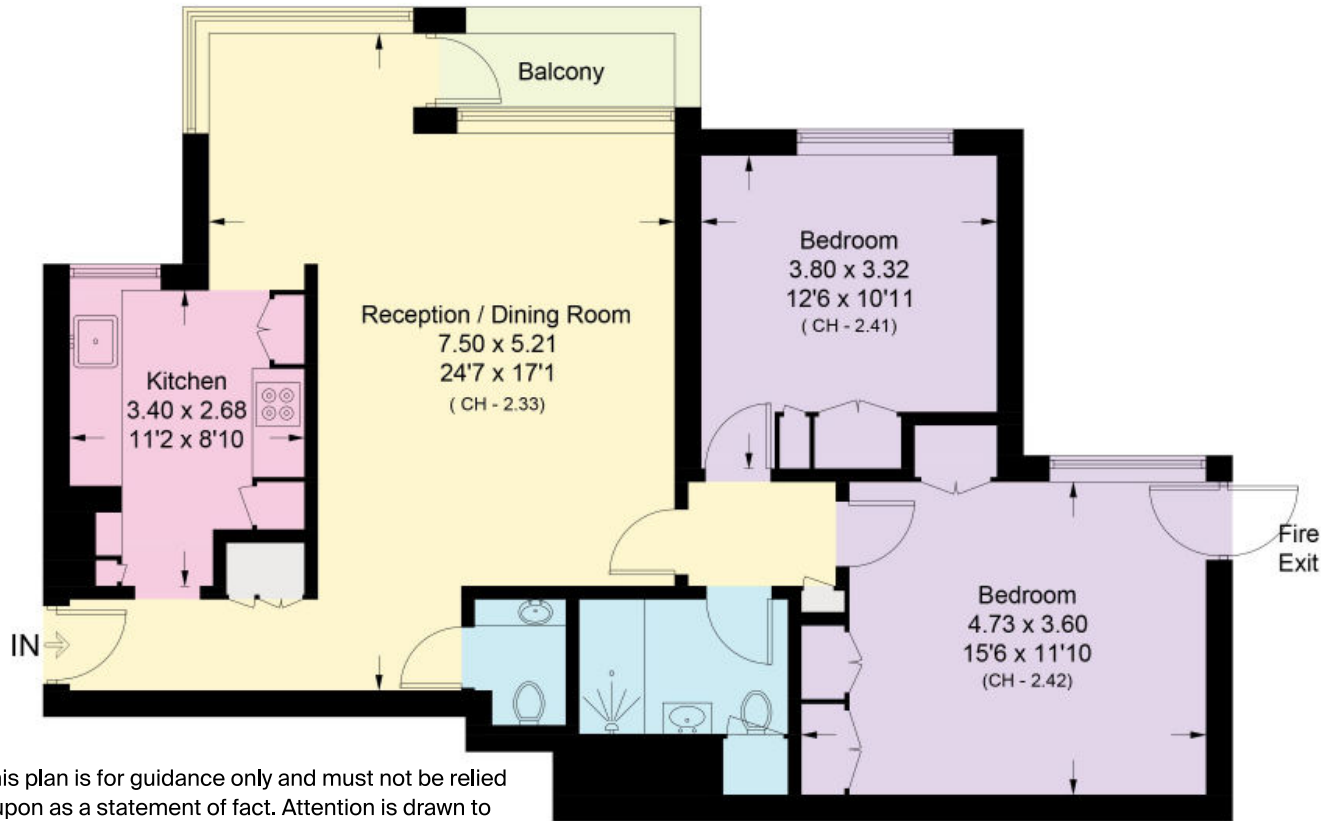






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Approximate Area = 83.8 sq m / 902 sq ft
Including Limited Use Area (1.5 sq m / 16 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Second Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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