



### Delaware Mansions, Maida Vale W9

**£685,000**

We are delighted to offer for sale this two bedroom, lower ground floor apartment that enjoys tremendous natural light and well planned and comfortable accommodation and has direct access to communal patio area. The property has been maintained to a high standard and boasts a good size reception room with built in storage, attractive eat-in kitchen, large master bedroom with fantastic built-in wardrobes, second double bedroom and a family bathroom. Delaware Mansions runs between Elgin Avenue and Sutherland Avenue and is well placed for easy access to Paddington recreation / sports ground, local shops and eateries together with Maida Vale Underground Station (Bakerloo Line) and Paddington mainline Station with Cross Rail. Viewing is strongly recommended. Share of Freehold. Council tax Band E. Leasehold 973 years unexpired. Service charges £2,400 per Annum. SOLE AGENTS

# Delaware Mansions, Maida Vale W9

## Reception

14'8" x 12'9" (4.47 x 3.89)



## Bathroom



## Kitchen

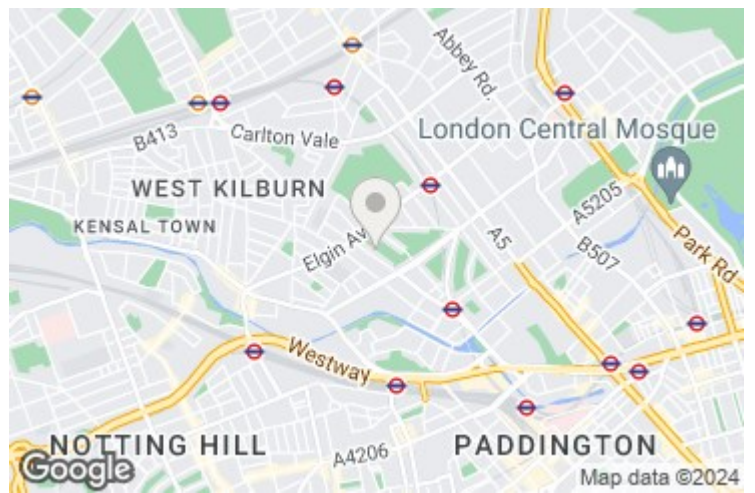
39'4" x 32'10" (12 x 10)



## Exterior



## Bedroom 1



## Bedroom 2

Energy Efficiency Rating		Current	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			
		64	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		64	82
England & Wales		EU Directive 2002/91/EC	



LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 716 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 716 SQ FT / 67 SQM

Ref:

Copyright **photo**plan

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

**MAIDA VALE**

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Est. 1995

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimeters), 1m (one meter) = 3.29' (feet)

[comptonreeback.co.uk](http://comptonreeback.co.uk)