



Warwick Avenue, Maida Vale W9

£650,000

A rarely available raised ground floor 1 bedroom apartment within this period conversion located on Warwick Avenue. This bright apartment further comprises a spacious reception room with high ceilings and built in storage, separate fitted kitchen, large double bedroom with fitted units and modern bathroom. The apartment is conveniently positioned close to local shops, restaurants on Formosa Street and canal ways together with Warwick Avenue underground station but also slightly further away is Paddington Main line rail station, Crossrail and accompanying commercial hub. Share Of Freehold with unexpired lease of 997 years, Council Tax Band E, Service Charges £900 pa SOLE AGENT.

Reception Room:

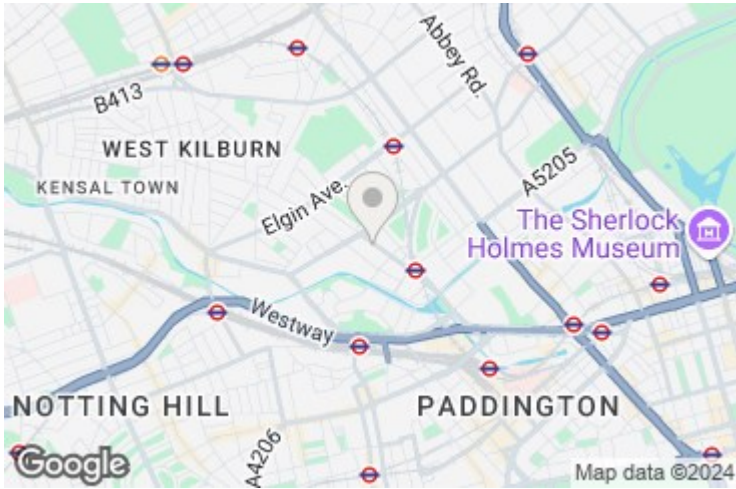
Kitchen:

Bedroom 1

Bathroom:



Exterior



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		
	66	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	67	79
England & Wales	EU Directive 2002/91/EC	



RAISED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 532 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 532 SQ FT / 49 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

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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) = 3.28' (feet)

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