



Blomfield Road, Maida Vale, W9

£535,000

A beautiful and bright first floor one Bedroom apartment on this popular Little Venice street with canal views. The apartment has a reception room with two large sash windows and high ceilings with an Italian kitchen with granite counter top and views over landscaped communal gardens. South west facing bedroom, fitted bathroom, loft for storage, and wood flooring throughout. Conveniently positioned alongside the Regents Canal, this peaceful location is just 200 meters from Warwick Avenue Underground station (Bakerloo line) and with local eateries and shops along Formosa Street and Clifton Nurseries around the corner. Share of Freehold. with Leasehold of 990 years unexpired, service charge - £1330 pa, ground rent N/A, council tax band C. SOLE AGENTS

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Reception

17'4" x 13'6" (5.28 x 4.11)



Bathroom

7'10 x 6'3 (2.39m x 1.91m)



Bedroom

9'8" x 7'6" (2.95m x 2.29m)



Communal Gardens



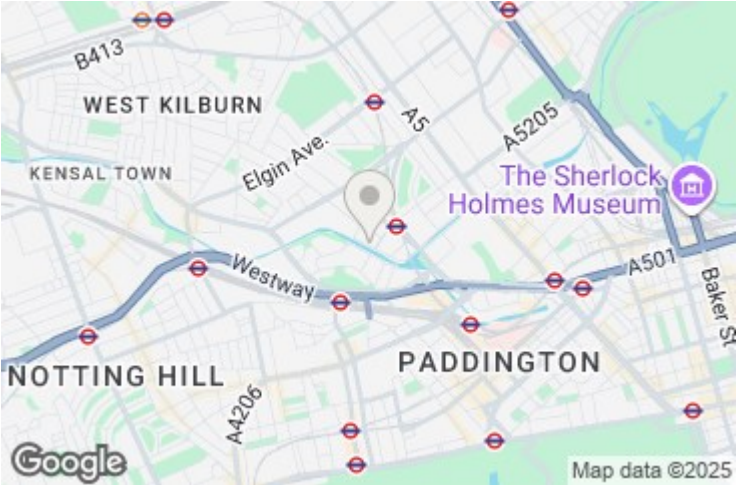
Kitchen



Exterior



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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 417 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 417 SQ FT / 39 SQM

Ref: CR

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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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comptonreeback.co.uk