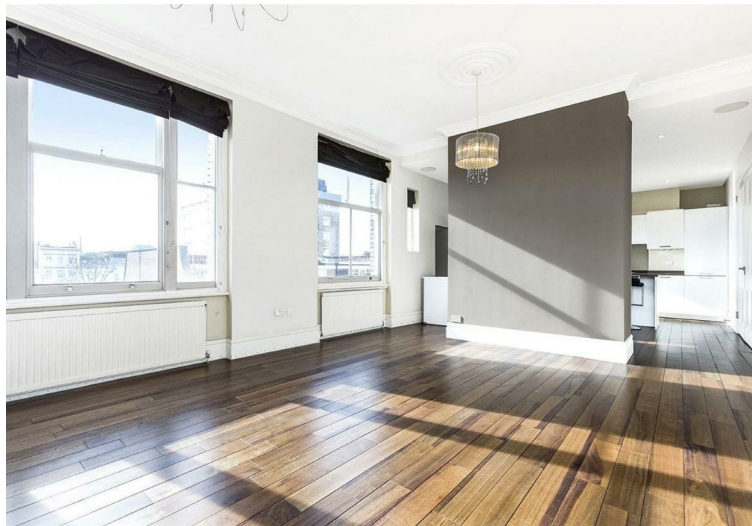


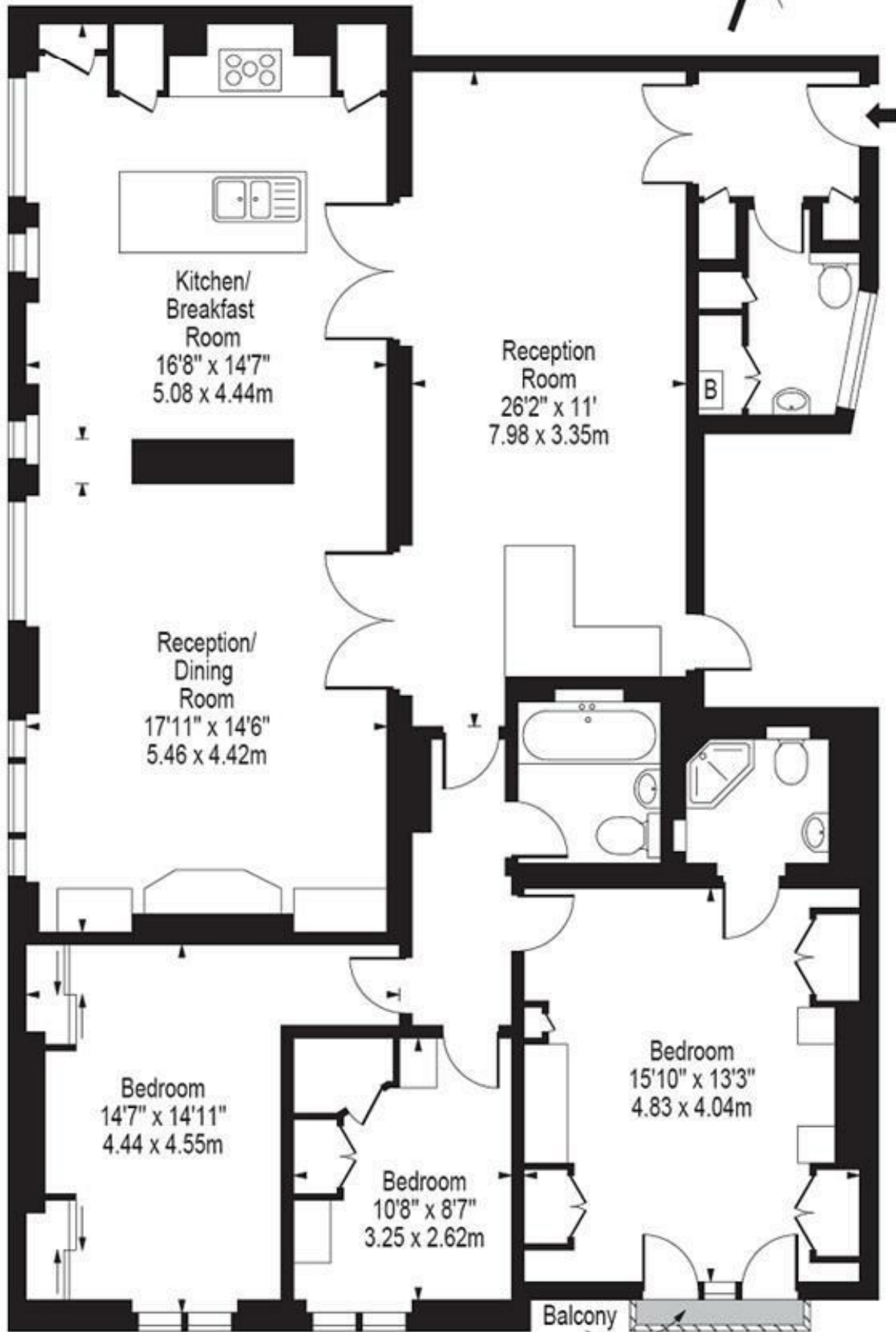


Blomfield Court, Maida Vale, W9 £1,745,000 Subject to contract

A superb apartment with an abundance of natural light, situated within this impressive purpose built block in the heart of Little Venice. The apartment situated on the second floor (with lift) comprises a large reception room, fully fitted kitchen, wooden floors, master bedroom with en-suite shower room, two further bedrooms, family bathroom, guest cloakroom and balcony. Blomfield Court is within easy access to the wide range of shops and restaurants of Little Venice and is within walking distance of Maida Vale and Warwick Avenue tube station (Bakerloo Line).



Blomfield Court, Maida Vale, W9



Second Floor

Approx Gross Internal Area **1572 Sq Ft - 146.04 Sq M**

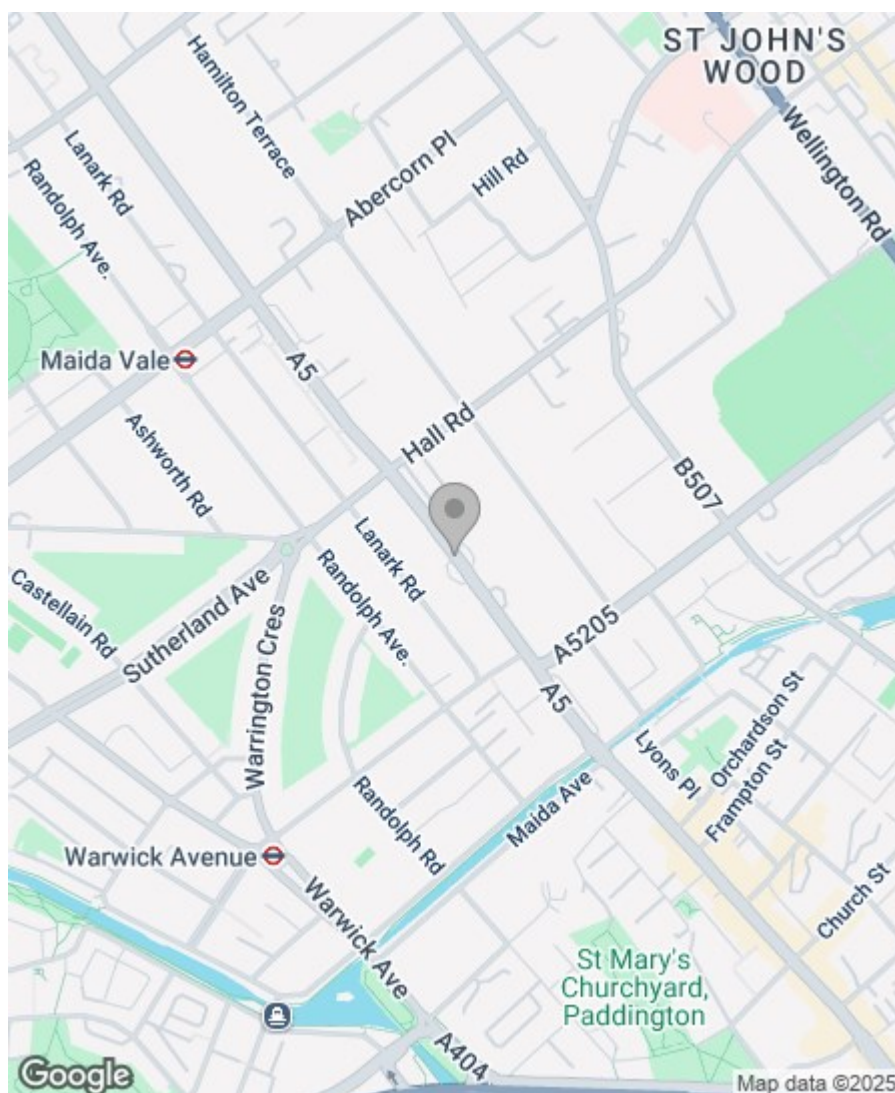
For Illustration Purposes Only - Not To Scale

Property Overview

Location	Maida Vale, W9
Price	£1,745,000
Bedrooms	3
Bathrooms	2
Receptions	2
Tenure	Share of Freehold
Council	Westminster
Tax Band	G
Current Ground Rent	TBC
Service Charge	£6,790.60
Term	Share of Freehold

Key Features

- 3 Bedrooms
- 2 Bathrooms
- Guest Cloakroom
- Wooden Floors
- Great Location
- Balcony
- Fully Fitted Kitchen
- chain Free
- Share of Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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	

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Registered in England & Wales
Registered Office:
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Maidstone, Kent ME15 6JD

Company Registered number
03513585

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We are members of



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any 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 and cannot 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) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).