Knight Frank



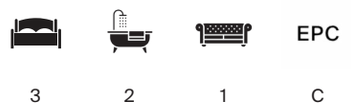
OCTAVIA MEWS

London W9



A 3 BED HOUSE IN MAIDA VALE, W9

This three bedroom mews house is situated in a well kept private gated development and provides secure off-street parking.



Local Authority: City of Westminster

Council Tax band: F

Tenure: Freehold

Guide Price: £950,000



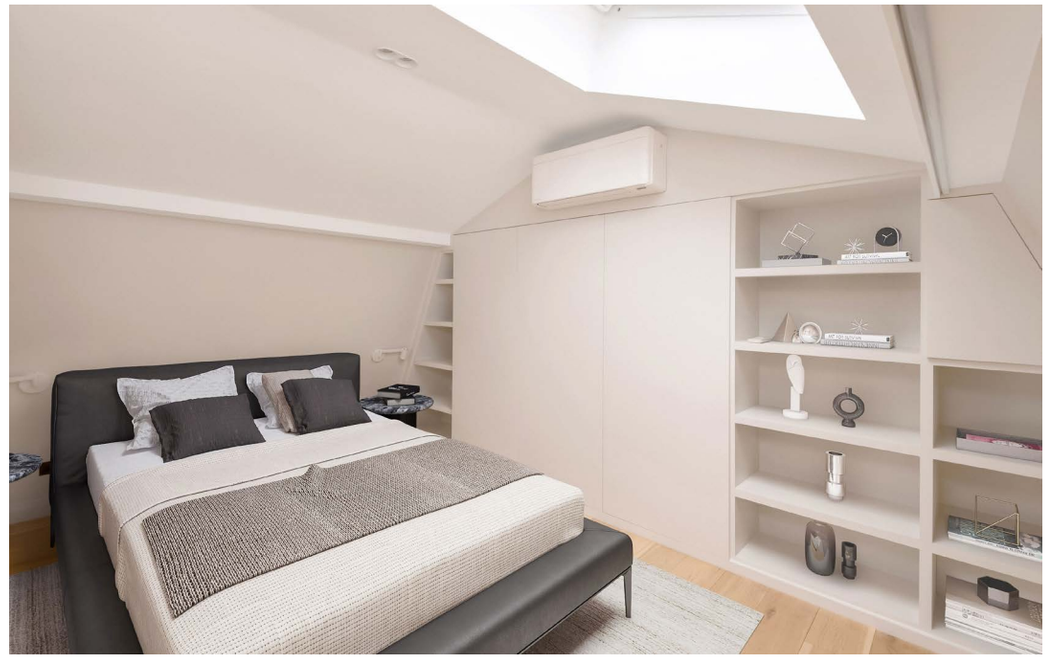


Upon entering the property you are greeted with a generous hallway leading to an open-plan living room/dining room with a fully integrted modern kitchen.
There is also a guest WC and laundry cupboard on the ground floor.

The first floor provides two double bedrooms both with direct access onto the southwest facing private balcony and are served by the family sized bathroom.
The top floor unfolds to provide another large double bedroom with an en suite bathroom.

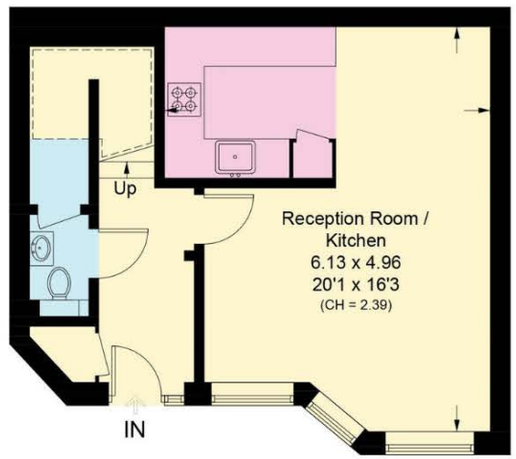
The property is being sold chain free and is presented in immaculate condition throughout.


OCTAVIA
MEWS W9
CITY OF WESTMINSTER
47a

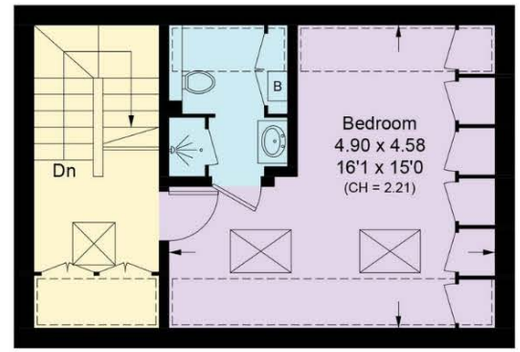






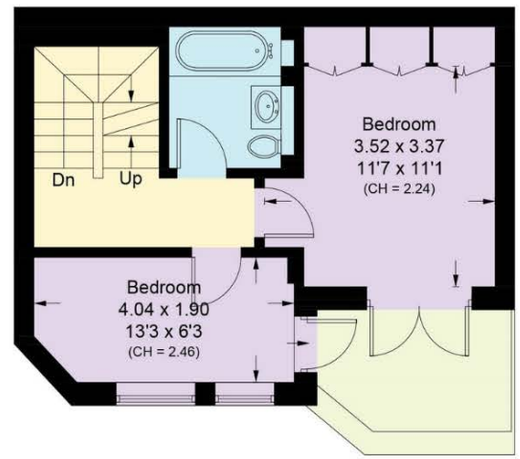


Ground Floor
Approximate Area = 40.2 sq m / 433 sq ft
Including Limited Use Area (4.1 sq m / 44 sq ft)



= Reduce head height below 1.5m

Second Floor
Approximate Area = 32.2 sq m / 347 sq ft
Including Limited Use Area (8.5 sq m / 91 sq ft)



First Floor
Approximate Area = 33.9 sq m / 365 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)

Approximate Gross Internal Area = 106.3 sq m / 1145 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted to tell you more.

Knight Frank Queen's Park
60c Salusbury Road
London NW6 6NP

knightfrank.co.uk

Your partners in property

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