



All enquiries Ref: Callum Glenn



- Leasehold fourth floor self contained flat
- Full vacant possession

**Location:**

Situated within Maida Vale. Public transport is provided by local bus routes and a choice of Maida Vale, Warwick Avenue or St Johns Wood London Underground Stations (Bakerloo or Jubilee Lines). Maida Vale or St Johns Wood provide shopping amenities, cafes, bars and restaurants with recreational pursuits available at Paddington Recreation Ground, Lords Cricket Ground or Regents Park.

**Accommodation:**

Bedroom, reception room, kitchen, bathroom/WC  
 Outside: Private balcony

**EPC Register:** C

**Council Tax Band:** C

**Lease:**

The property is held on a lease for a term of 125 years from 29th September 1983

**To view:**

Strictly by prior arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.

