



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Maida Vale, London, W9

## Guide Price £550,000

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A superbly located two-bedroom garden apartment set within a purpose-built block, offering generous living space, excellent natural light, and a private garden.

The property comprises two double bedrooms, including a primary with built-in wardrobes, a full bathroom, and a bright reception room with dual-aspect windows. A separate kitchen leads directly to the large private garden, complete with storage sheds and a tranquil setting.

The block is well maintained, with landscaped communal grounds, a secure children's play area, and entry-phone access. Offered chain free with a long lease, the property is presented in excellent condition.

Ideally positioned in Maida Vale, with Paddington Recreation Ground on the doorstep, residents benefit from a wide range of local amenities and superb transport links, including Maida Vale, Kilburn Park, and Kilburn High Road stations.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | www.hunters.com

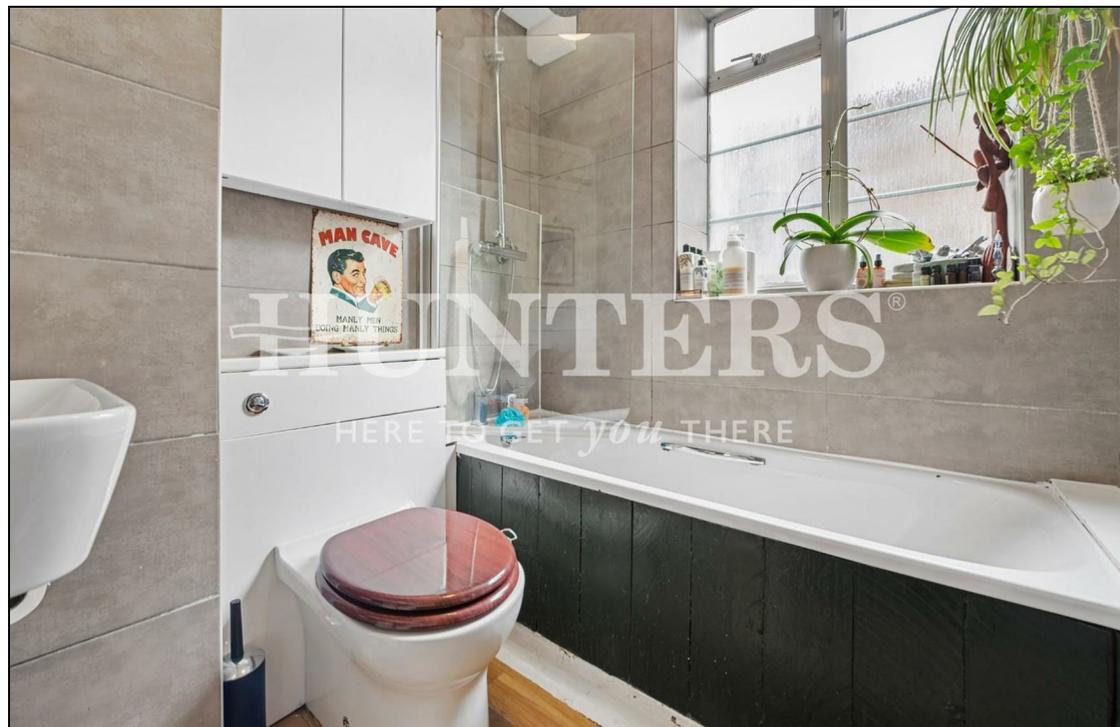
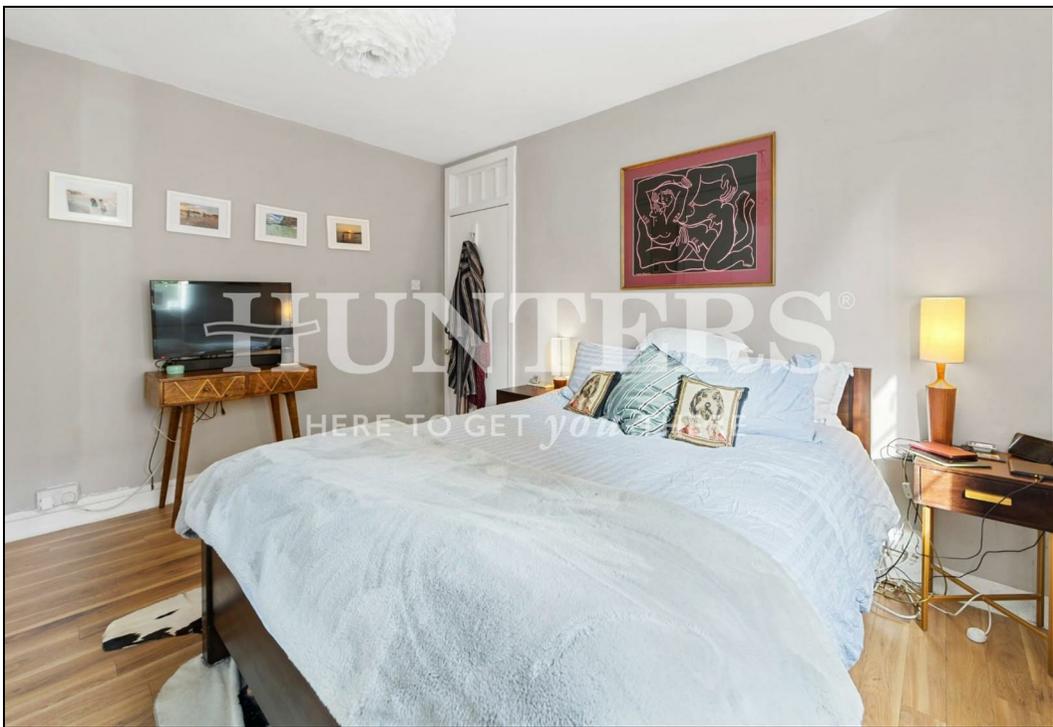


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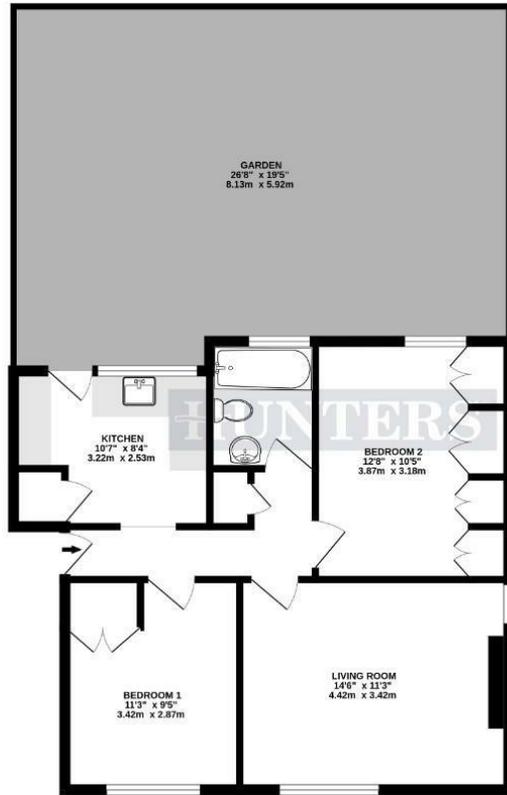
## KEY FEATURES

- Two Bedroom Garden Purpose Built Apartment
  - South-West private garden
    - Art Deco building
- Communal Gardens & children's play area
  - Long lease attached
    - Sold chain-free
- Close proximity to Maida Vale transport links & Paddington Recreational Ground
- Secure gated development with CCTV & phone intercom



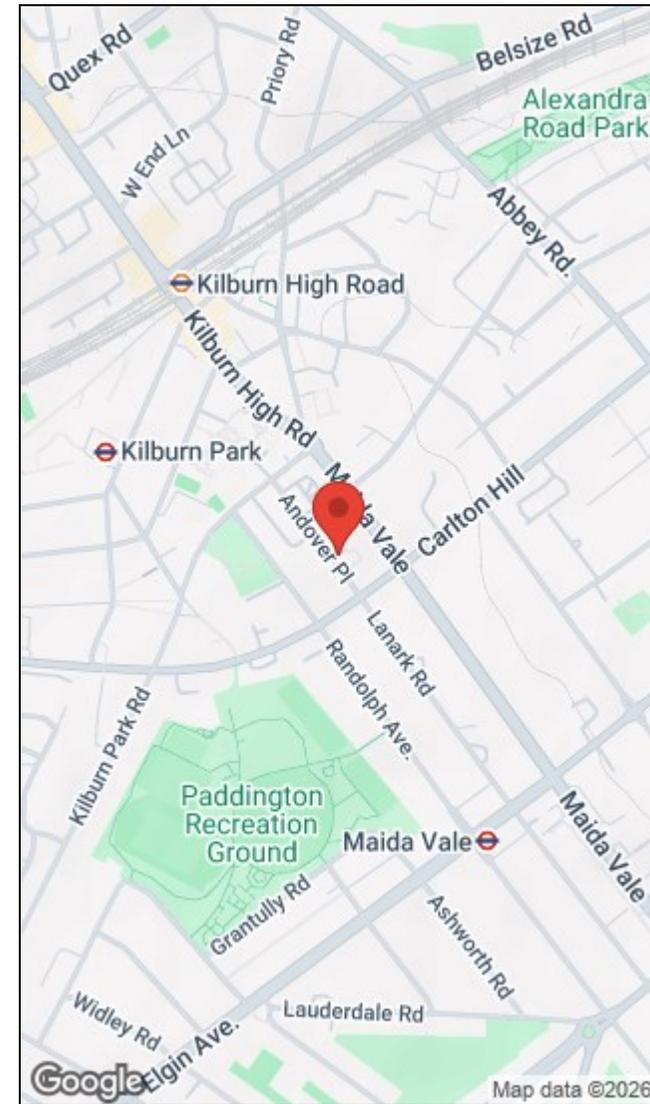


GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 662sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		73	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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