



Marylands Road, London  
W9 2DU  
Asking price £2,750,000 Freehold

IAN GREEN

RESIDENTIAL

A beautifully reimagined Victorian terraced home extending to approximately 2,735 sq. ft and featuring an exceptional 42 ft south-east facing garden.

Inside, the raised ground floor features a light filled double reception room where period charm meets contemporary style. A quiet study sits just beyond, opening onto a terrace that cascades down to the garden, creating a seamless connection between indoors and out.

The lower level is the heart of the home: an inviting open-plan kitchen and dining space that spills directly onto the garden—ideal for relaxed family living and effortless entertaining. This floor also offers a generously sized bedroom, bathroom, and utility room.

The principal suite occupies the entire first floor, offering a serene retreat with generous proportions. Two additional bedrooms crown the top floor, completing this wonderfully balanced family home.

Marylands Road is a peaceful residential street — yet remains effortlessly connected to all the best of West London living. The property is a 12 minute walk from Warwick Avenue (Bakerloo Line) and Royal Oak Station (Hammersmith & City, Circle Line) whilst close by Paddington Recreation Ground and the canal in Little Venice.

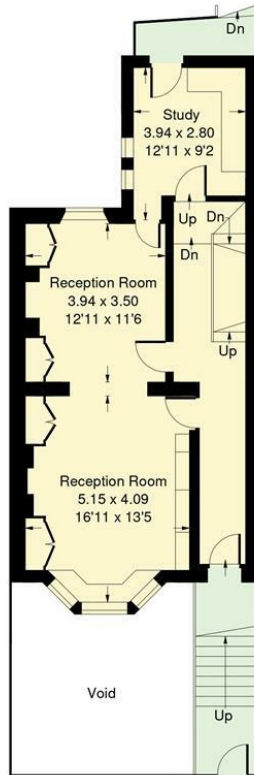


## Marylands Road, W9

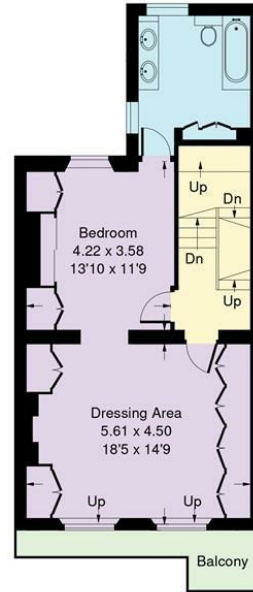
Approx. Gross Internal Area  
254.1 sq m / 2735 sq ft



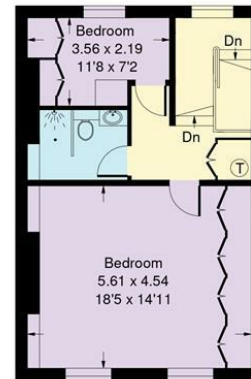
Lower Ground Floor



Raised Ground Floor



First Floor



Second Floor

— = Reduced headroom  
below 1.5 m / 5'0

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.



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