



## Grittleton Road, Maida Vale W9

**£1,650 Per Month**

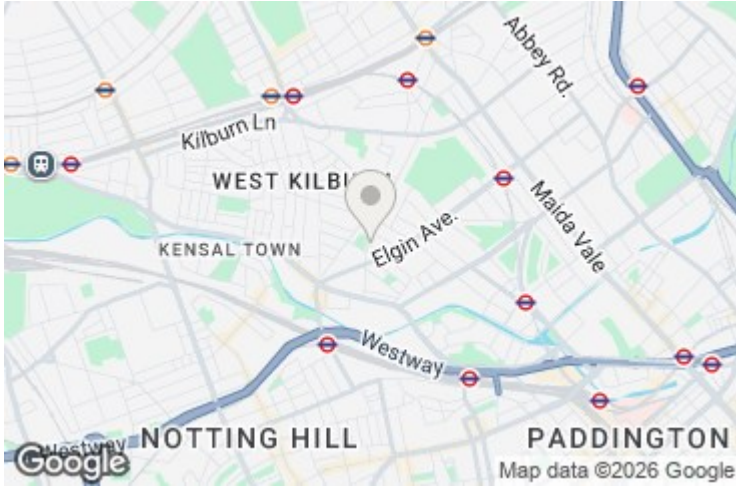
Situated on a quiet road in Maida Vale, this beautifully finished one-bedroom apartment offers comfortable living, making it an ideal home for a couple or a single tenant.

The property features a modern open-plan kitchen and reception area with wood flooring, a spacious double bedroom, and a well-designed bathroom. It also benefits from a parking space available on a first-come, first-served basis.

Ideally located opposite Tamplin Mews Gardens, the apartment provides easy access to local shops and green spaces, and is just a 13-minute walk from Maida Vale Station (Bakerloo Line).

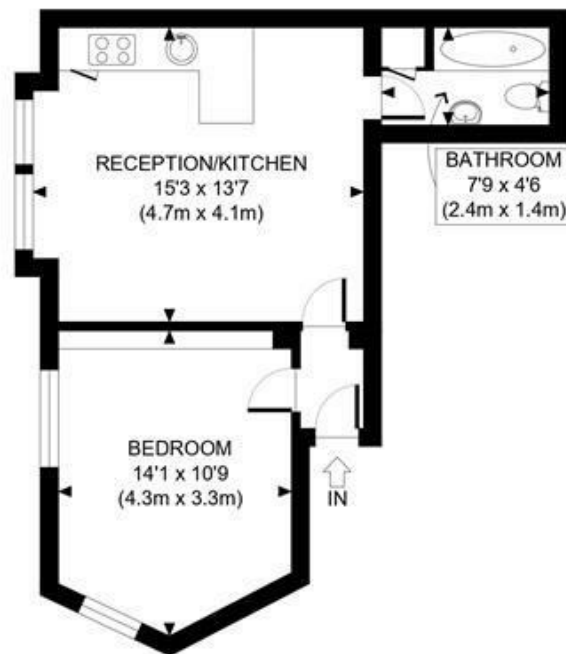
Available: Now | Offered: Furnished  
EPC Rating: D | Council Tax: Westminster Band C

# Grittleton Road, Maida Vale W9



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 397 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 397 SQ FT/ 37 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098  
Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU  
Directors: Brian Compton & Julian Reeback

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute 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 but should not 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) = 30.48cm (centimeters), 1m (one meter) = 3.29'(feet)

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