



*Grittleton Road, London, W9 2DD*  
*Offers In Excess Of £2,500,000 Freehold*





## GRITTLETON ROAD, LONDON, W9 2DD

An impressive 3,726 sq ft freehold period terraced house arranged as five self-contained flats, with potential to extend (subject to the usual planning permissions).

Located on Grittleton Road, a quiet side street just off Elgin Avenue, the property is arranged over five levels, three flats have two bedrooms each and two flats have one bedroom each, a separate kitchen and bathroom. All units are currently let on assured shorthold tenancies.

The basement flat benefits from a generous 46 ft private garden with an additional side return, along with a separate front entrance incorporating a store/vault and a front patio accessed via steps from the street.

Ideally positioned close to Maida Vale Underground station, the amenities of Paddington Recreation Ground, and the picturesque canals of Little Venice with its cafés and restaurants. Paddington Station is also within easy reach.







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Approximate Gross Internal Floor Area = 346.1 sq m / 3726 sq ft

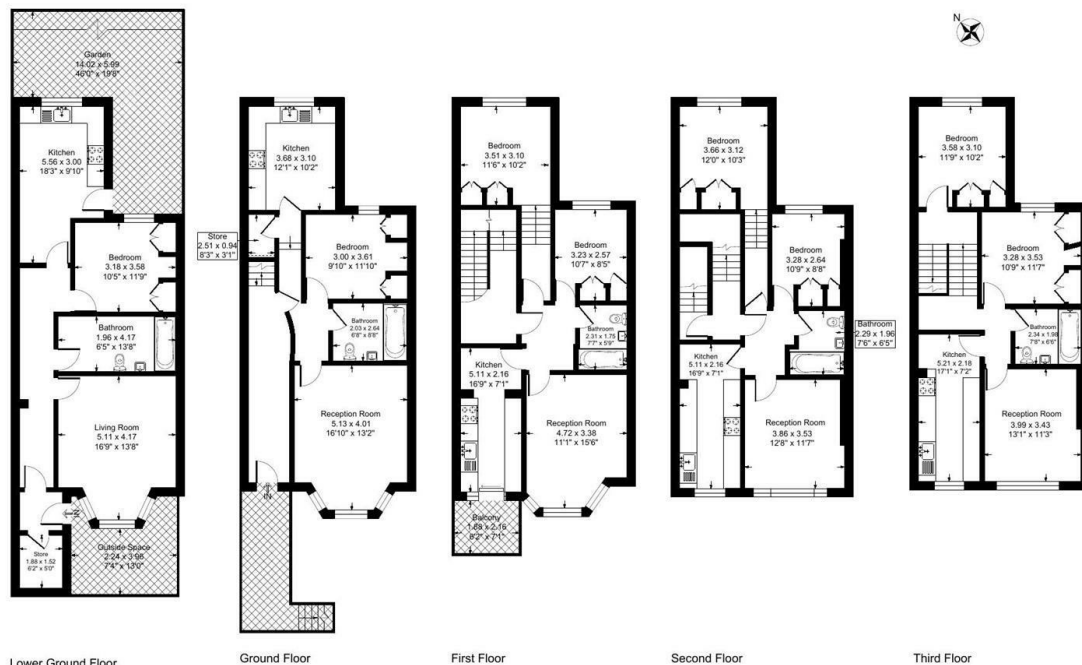
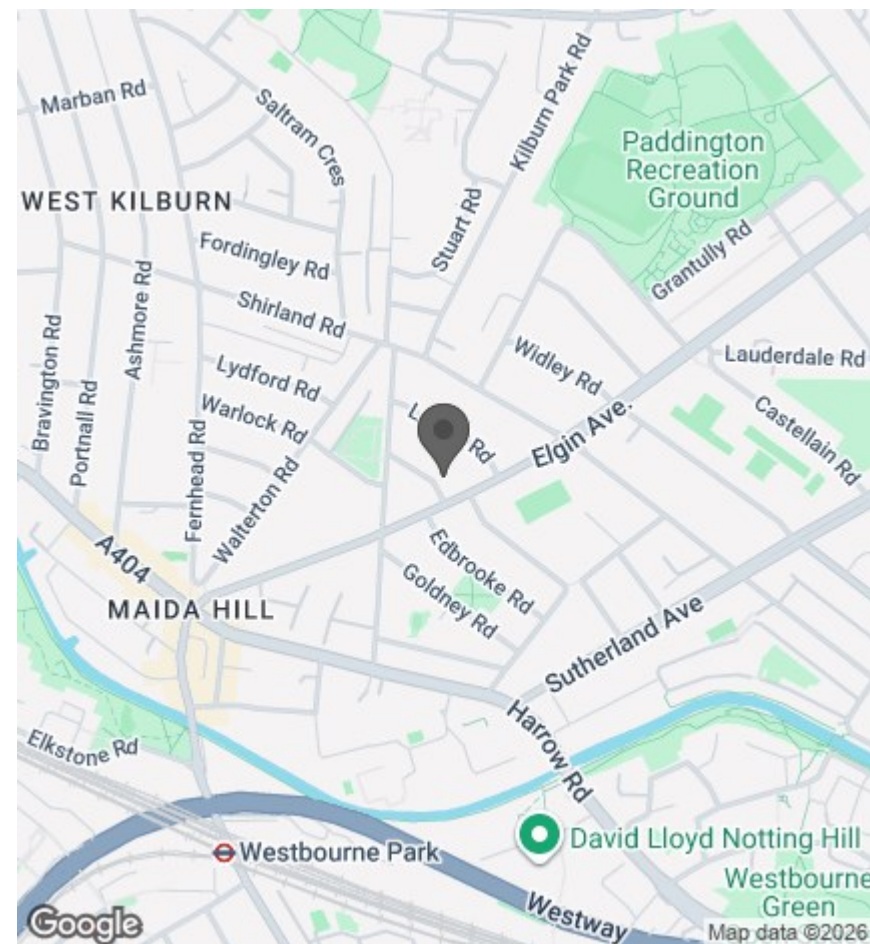


Illustration for identification purposes only, measurements are approximate, not to scale.



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