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Maida Vale, London, , W9 1RS

£15,496

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



# Maida Vale, London, , W9 1RS

**£15,496**

Luxurious 6 bedroom semi-detached Victorian House positioned in one of the most sought-after areas of Maida Vale. This family home offers wonderful lateral space, ideal for entertaining and family living. The superb home has classic proportions and high ceilings, and has the benefit of secure off-street parking for three/four cars, plus an electric vehicle charging point.

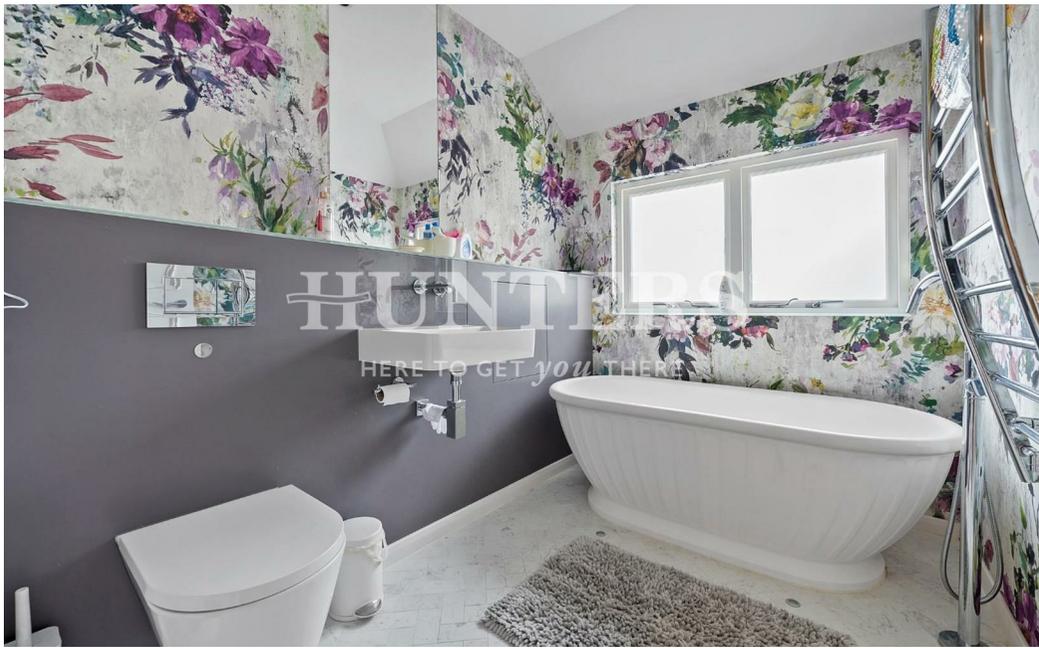
The ground floor offers an elegant, spacious reception at the front with a large bay window, and a second reception that can be used as a study or guest/staff bedroom, with ensuite shower room. The rear of the property has a beautiful kitchen/dining room with direct access to a secluded paved garden. An additional lower ground floor has a fully functional utility room.

The first floor accommodates two spacious bedrooms, one being the principle bedroom with a dressing room leading into a private shower room. A large decked terrace is directly accessible from the principle bedroom. It has a lovely presentation, giving a feeling of space and volume with beautiful views of the surrounding trees. The second bedroom has fitted wardrobes, a decorative balcony and an ensuite with a bath and a separate shower.

On the upper floors, there are two further bedrooms: one has an ensuite bath with shower over, and both have storage and built in wardrobes. The family bathroom has a deep free-standing bath tub and heated towel rails. The top floor bedroom has a private feel and access to a large a storage area,

The house is within easy walking distance of extensive local amenities, including the shops and cafes of Little Venice and St John's Wood High Street plus the beautiful Regent's Park. The area is well served by public transport affording easy access to both the West End & City. Transport links include the London Underground station Maida Vale on the Bakerloo line, two stops north of Paddington where there is access to the Hammersmith & City, Elizabeth, Circle and District lines as well as the mainli









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>		62	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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TOTAL FLOOR AREA : 3458sq.ft. (321.3 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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## **Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
020 7431 4777 | Website: [www.hunters.com](http://www.hunters.com)

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