



Morshead Mansions | Maida Vale | London | W9

Asking Price - £1,150,000

 **DRAPER**  
LONDON

- Spacious 2 bedroom flat
- Purpose-built in 1900
- Bright reception room
- Close to local amenities
- Charming period features
- 944 sq ft of living space
- Located opposite Paddington Rec
- Easy access to transport

Set in the desirable Morshead Mansions, this beautifully presented apartment offers an exceptional combination of period charm and contemporary living. Extending to approximately 944 sq ft, the property provides well balanced accommodation, ideally suited to couples, small families, or professionals alike.

The property welcomes you with a generous reception room perfect for both entertaining and everyday living. Two well proportioned bedrooms offer comfortable and versatile space, while a thoughtfully appointed bathroom ensures practicality and convenience. At the back of the house an unusually large eat in kitchen/dining room completes the home.

Dating back to circa 1900, the apartment retains a wealth of character, enhanced by high ceilings and large windows that flood the interior with natural light, creating a bright and inviting ambience



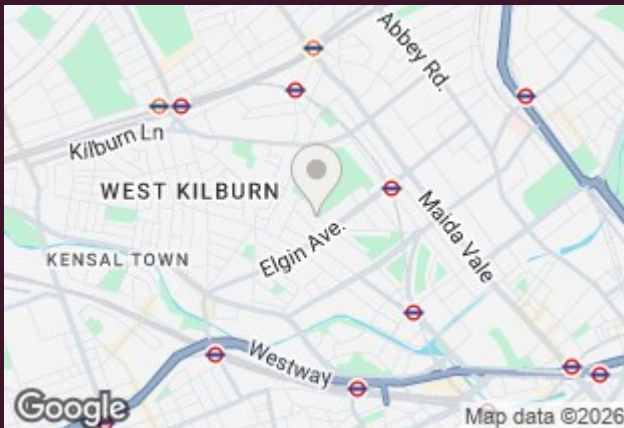


throughout.

Morshead Road is ideally positioned within the sought-after residential enclave of Maida Vale, one of West London's most desirable and characterful neighbourhoods.

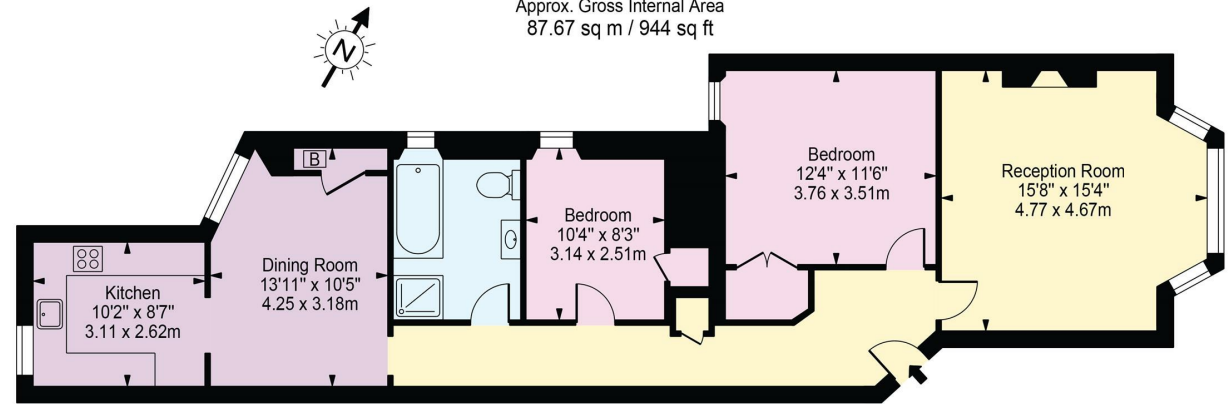
Residents benefit from a peaceful, tree-lined setting while remaining within easy reach of a wide range of local amenities. The area offers an excellent selection of independent cafés, restaurants and everyday conveniences, along with access to green open spaces including nearby Paddington Recreation Ground, ideal for leisure and outdoor activities.

Easy access to Warwick Avenue and Maida Vale stations for the Bakerloo Line, Westbourne Park for the Hammersmith and City and Circle Lines and just a short journey to Paddington for the Heathrow Express make this property incredibly well connected for central London and beyond.



## Morshead Mansions

Approx. Gross Internal Area  
87.67 sq m / 944 sq ft



First Floor

For Illustration Purposes Only

This Floor Plan Should Be Used As A General Outline For Guidance Only And Does Not Constitute In Whole Or In Part An Offer Or Contract. Any Intending Purchaser Or Lessee Should Satisfy Themselves By Inspection, Searches, Enquiries And Full Survey As To The Correctness Of Each Statement. Any Areas, Measurements Or Distances Quoted Are Approximate And Should Not Be Used To Value A Property Or Be The Basis Of Any Sale Or Let.

Council Tax Band **E** EPC Rating **D**

Service Charge **£5000** per anum Leasehold **967** years remaining

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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