



### Leith Mansions, Grantully Road, W9

£1,050,000

This beautifully presented bright and airy two double bedroom ( formerly three ) top floor flat which is set at the West end of the block meaning it benefits from an abundance of natural light in every room. The apartment further comprises a spacious double length reception room with double aspect and benefiting from a feature fireplace and doors to balcony overlooking Paddington Recreation Ground, fully fitted modern kitchen with dining space and balcony plus a separate utility room, family bathroom with separate second W/C. The flat further benefits from high ceilings and period features throughout. Grantully Road is an attractive tree lined street along side the open spaces of Paddington Recreation Ground and within easy reach of the a wide selection of shops, cafes and restaurants in Maida Vale as well as Maida Vale Underground Station (Bakerloo Line) being a short walk away. Share of Freehold with 951 Lease unexpired.

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## Reception

24'3" x 13'10" (7.39 x 4.22)



## Bedroom 1

12'9" x 12'7" (3.89 x 3.84)



## Dining room



## Bedroom 2

10'10" x 9'11" (3.30 x 3.02)



## Kitchen

13'3" x 10'7" (4.04m x 3.23m)



## Bathroom

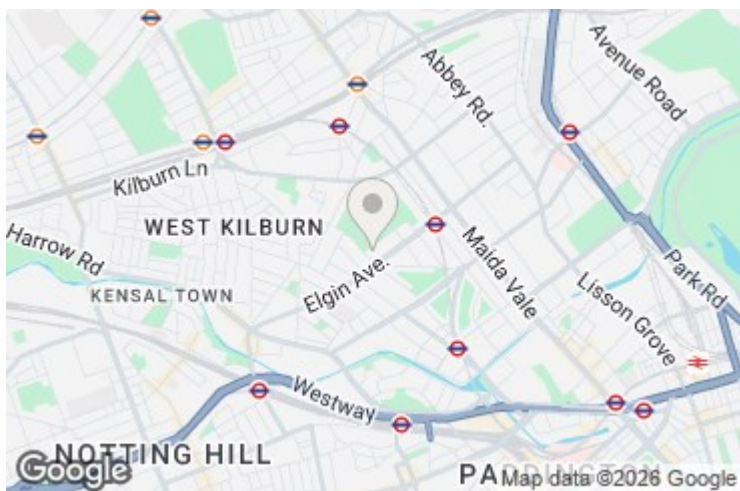
6'9" x 6'6" (2.06m x 1.98m)



## Exterior

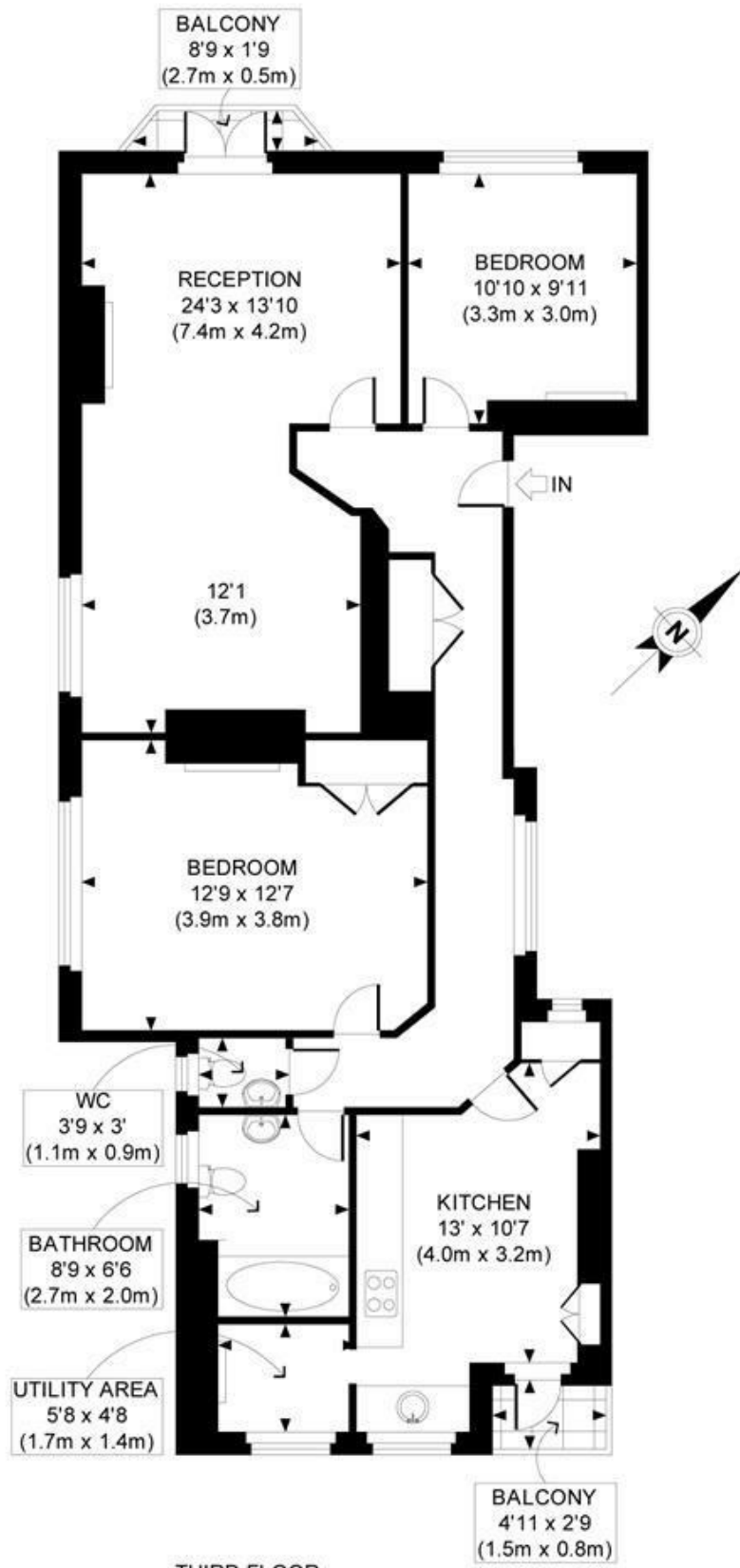
## Garden

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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			
		77	82
England & Wales		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			
		75	83
England & Wales		EU Directive 2002/91/EC	



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 1033 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1033 SQ FT / 96 SQ M  
 Ref: CR - 230412 Copyright **photoplan.co.uk**  
 Floorplans are for identification and guideline purposes only, not to scale.  
 Compliant with RICS code of measuring practice.

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