

# HUNTERS®

HERE TO GET *you* THERE



Maida Vale

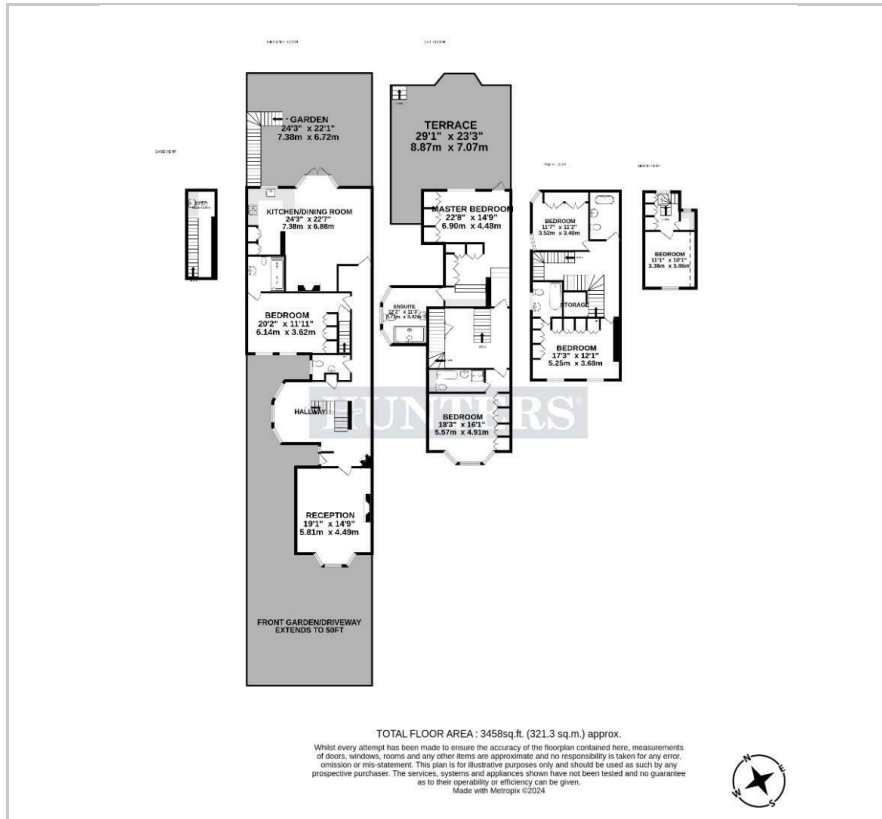
, London, W9 1RS

£15,496 Per Month



Council Tax: H

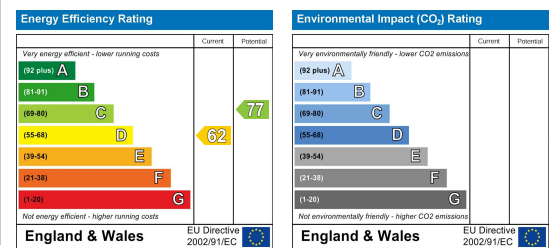
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Highbury & Islington Lettings Office

on 020 7704 0664 if you wish to arrange a viewing appointment for this property or require further information

- 6 Bedroom
- 5 Bathrooms
- Separate Reception
- Period
- Utility Room
- Semi-Detached
- Private Garden
- Private Terrace
- Lateral
- Spacious

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 storage area,

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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

97 Newington Green Road, Islington, London, N1 4QX

Tel: 020 7704 0664 Email: [highburyandislington@hunters.com](mailto:highburyandislington@hunters.com) [hunters.com](http://hunters.com)



## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**