



Elizabeth Close, Maida Vale W9

**PHILLIPS
HARROD**
LONDON'S PRIME REAL ESTATE

85 - 87 BAYHAM STREET
LONDON NW1 0AG

45 CIRCUS ROAD
LONDON NW8 9JH

We are delighted to have available this very stylish and very well presented townhouse that benefits from off-street parking and a garage. The property boasts a contemporary finish over four floors and spans approximately 1850 square feet.

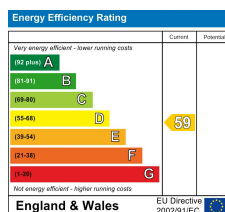
Set within Central Little Venice, Maida Vale or Warwick Avenue tube stations (Bakerloo Line) are both a short walk away as are the shops and cafes of the popular Clifton Road and Formosa Street.

ASKING PRICE: £1,950,000

TENURE: Leasehold

EPC RATING: D

COUNCIL TAX BAND: H



PHILLIPS
HARROD
LONDON'S PRIME REAL ESTATE

85 - 87 BAYHAM STREET
LONDON NW1 0AG

45 CIRCUS ROAD
LONDON NW8 9JH

0207 1234 152

<http://www.phillipsharrod.com>

IMPORTANT NOTICE: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working or, notwithstanding. That all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.













Elizabeth Close, W9

Approximate Gross Internal Area = 1858 sq ft / 172.6 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

