

# RIGBY & MERCHANT

*“Having undergone the most tasteful and complimentary refurbishment completed by the current owners, this is stunning example of a 4 bedroom, mid terrace Victorian family home in Maida Vale, W9”*







Marylands Road - W9 2DU  
£2,750,000





RIGBY &  
MARCHANT





A stunning, beautifully refurbished family house spanning approximately 2735 square feet. Wonderful open plan living spaces and a spectacular 42 foot private garden. The current owners have finished to the house to an exceptionally high standard.

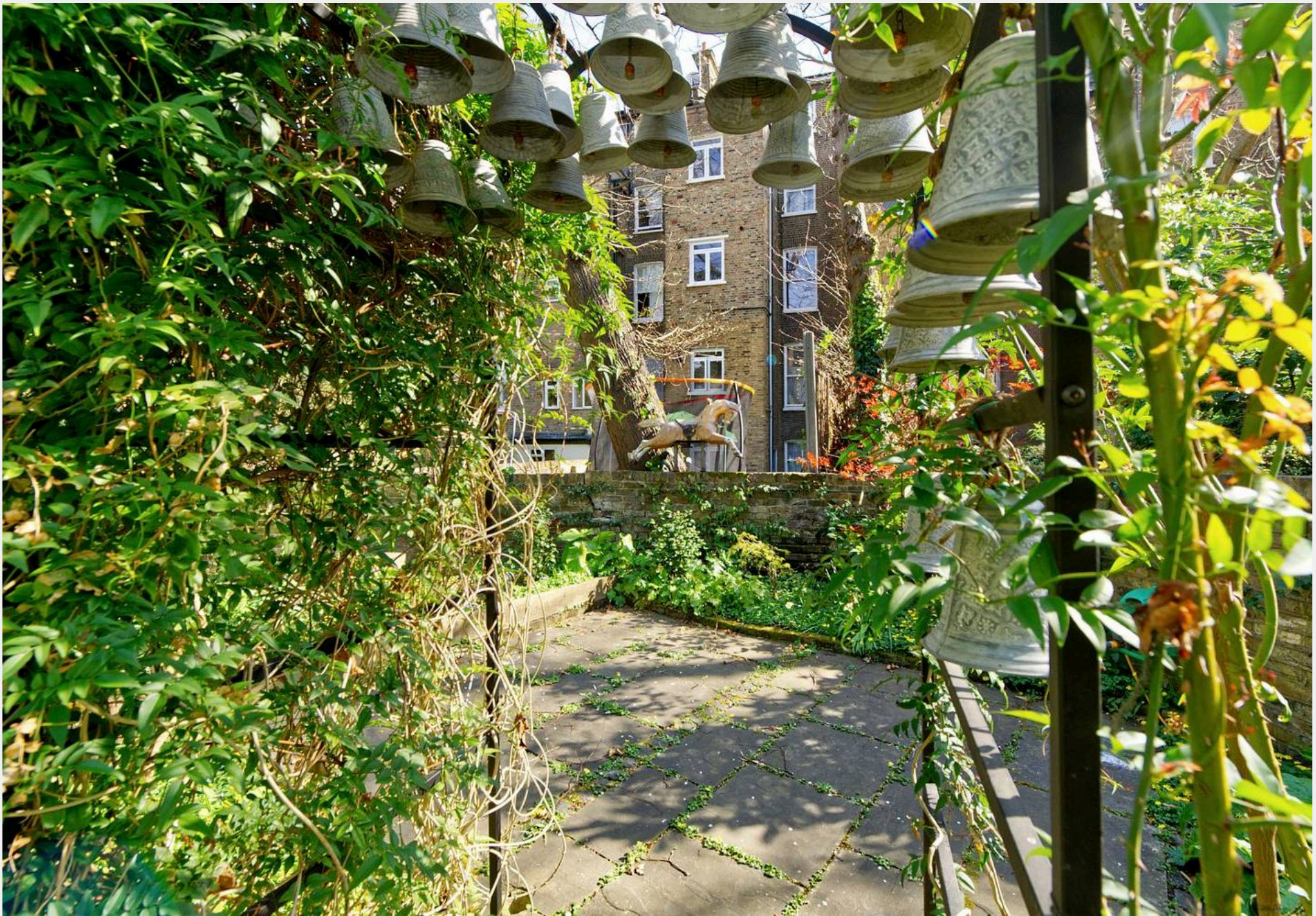
- Freehold victorian townhouse
- 4 bedrooms & 3 bathrooms
- Elegantly refurbished
- Large family kitchen opening onto 42 ft south facing garden











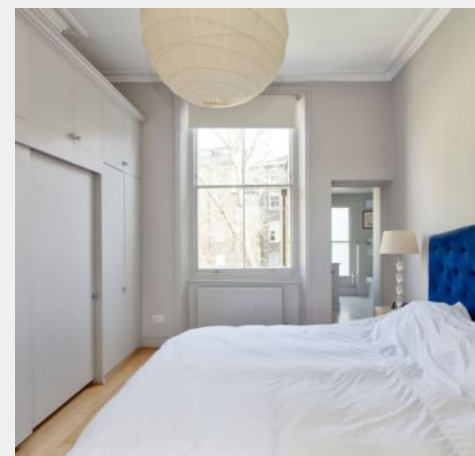
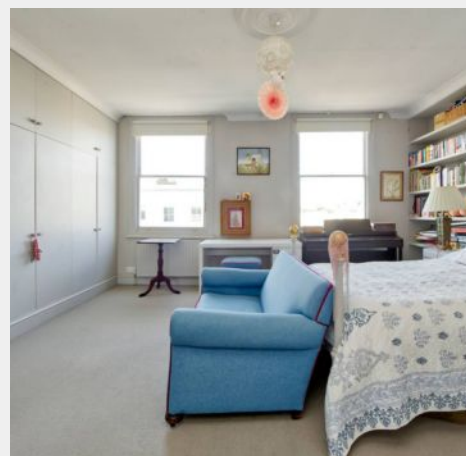


Positioned on Marylands Road, a quiet residential street, within half a mile of Paddington recreational Park and excellent transport.

Council Tax band: H

Tenure: Freehold

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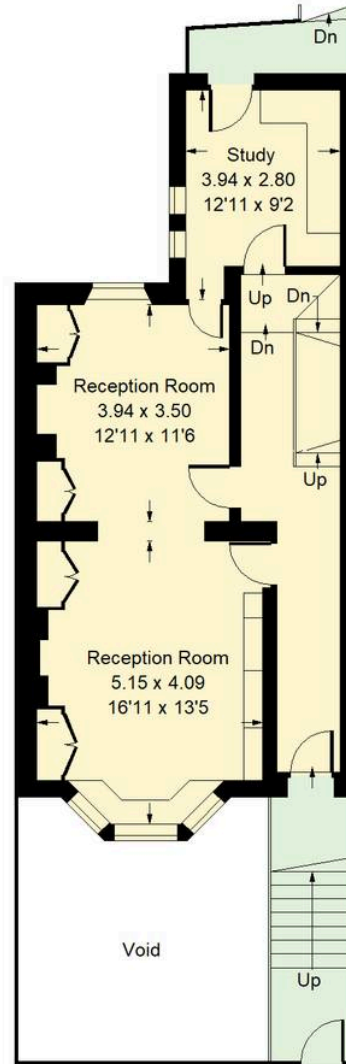


# Marylands Road, W9

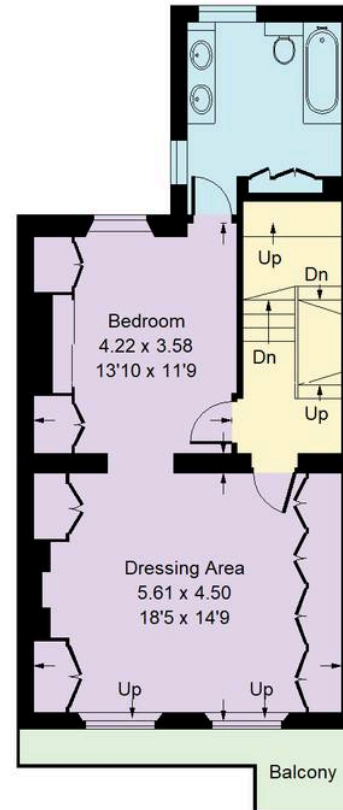
Approx. Gross Internal Area  
254.1 sq m / 2735 sq ft



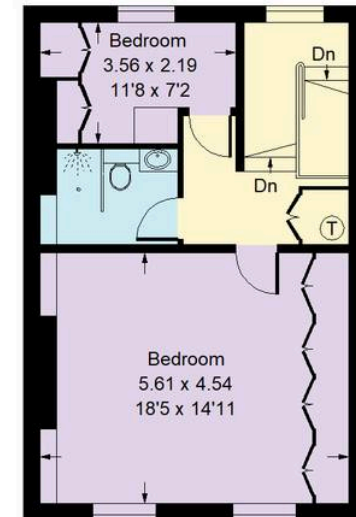
**Lower Ground Floor**



**Raised Ground Floor**



**First Floor**



**Second Floor**

= Reduced headroom below 1.5 m / 5'0

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.





## Rigby & Marchant

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