



Delaware Mansions, Maida Vale, W9

£750,000

A unique, bright, and exceptionally spacious two-bedroom top floor corner apartment (95 sq m), ideally located in the ever-popular Delaware Mansions.

Offering significantly larger proportions than standard flats in the building, this top-floor residence boasts a larger-than-average 18 ft reception room with a feature corner bay window that floods the space with natural light. The modern kitchen opens seamlessly into a spacious dining area, perfect for entertaining. The accommodation further comprises a sprawling 20 ft master bedroom with fitted wardrobes, a generous second double bedroom with built-in storage, and a well-appointed family bathroom. High ceilings throughout enhance the apartments impressive sense of volume and exclusivity.

Situated on a quiet one-way road, Delaware Mansions is perfectly positioned close to Warwick Avenue Underground Station, the open green spaces of Paddington Recreation Ground, and the boutique shops and cafes of Lauderdale Parade and Castellain Road. Exceptional transport links are available at nearby Paddington Main Line Station, including the Elizabeth Line.

Share of Freehold with 980 years unexpired | Council Tax Band E | Service Charges £2832pa | SOLE AGENT.

Delaware Mansions, Maida Vale, W9

Reception/ additional angle



Kitchen



Reception room



Bedroom 1



Dining room



Bedroom 2

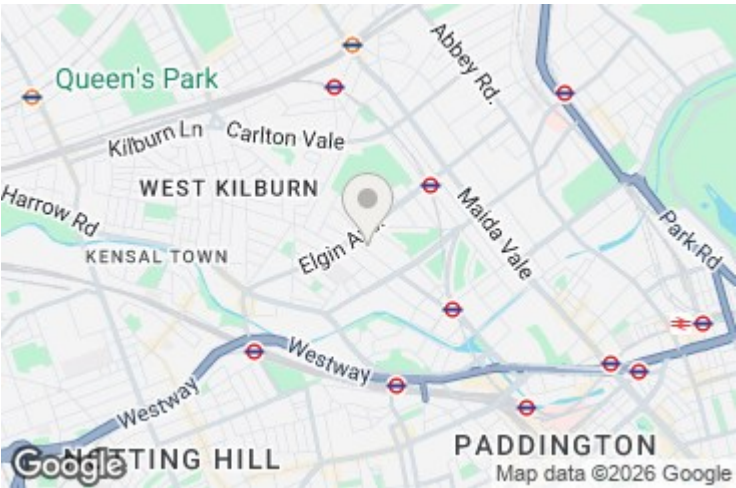


Delaware Mansions, Maida Vale, W9

Bathroom

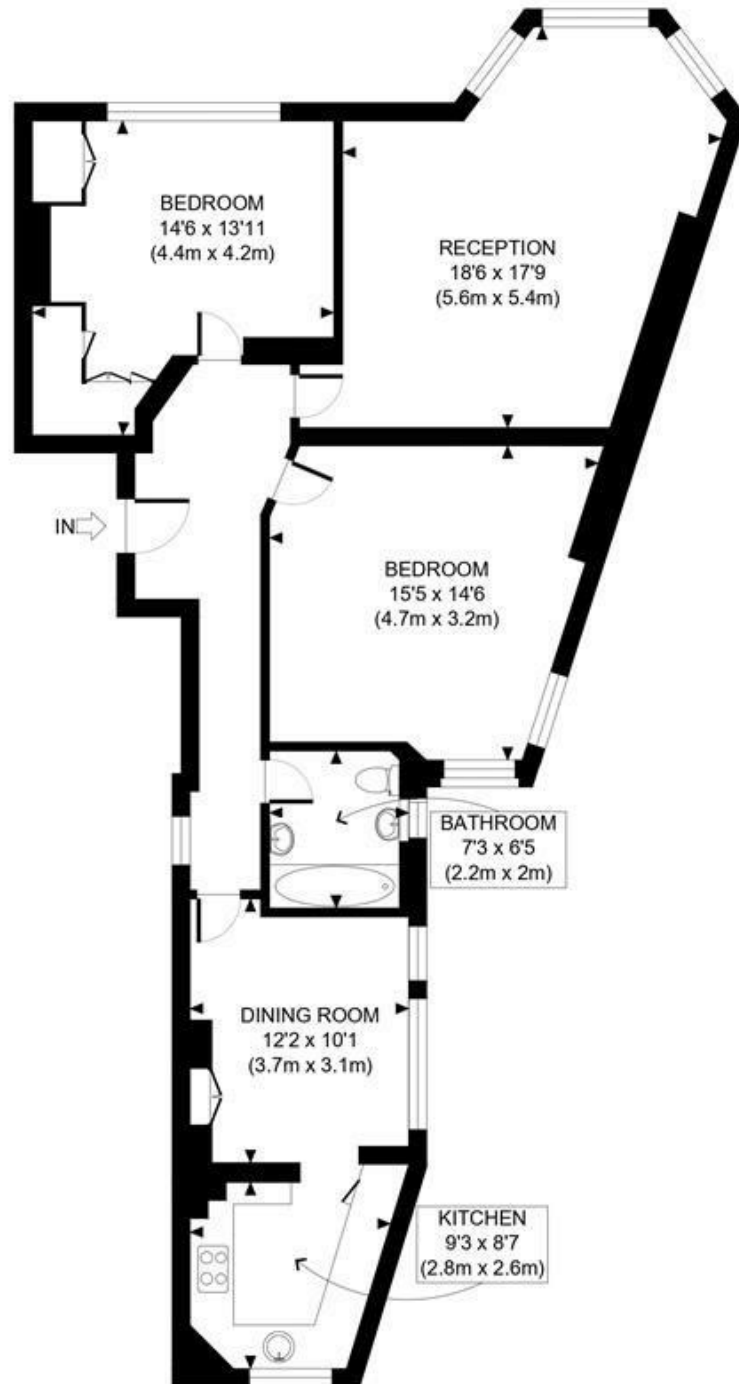


Exterior



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		
	50	61
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 1021 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1021 SQ FT/ 95 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

MAIDA VALE

75 Castellain Road
Maida Vale
London W9 1EU

T 020 7266 5000

F 020 7266 1119

E w9@comptonreeback.co.uk

comptonreeback.co.uk

Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098
Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU

Directors: Brian Compton & Julian Reeback
IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimeters), 1m (one meter) = 3.28' (feet)