



## CUNNINGHAM COURT, MAIDA VALE, LONDON, W9

£5,500 PER CALENDAR

Goldman Greg are delighted to offer a beautifully presented three bedroom, two bathroom apartment situated within an attractive period mansion block on the corner of Blomfield Road. This desirable property offers bright and spacious accommodation throughout, featuring a stunning double reception room with direct access to private balconies.

The apartment comprises a generous principal bedroom with a large en-suite bathroom, two further double bedrooms (one benefiting from an en-suite shower room), a modern, fully fitted kitchen, and a contemporary family bathroom.

Ideally located for easy access to Little Venice, St John's Wood, and the West End, the property is conveniently positioned near Warwick Avenue Underground Station (Bakerloo Line).

Offered furnished and available immediately, viewings are highly recommended.



Goldman Greg

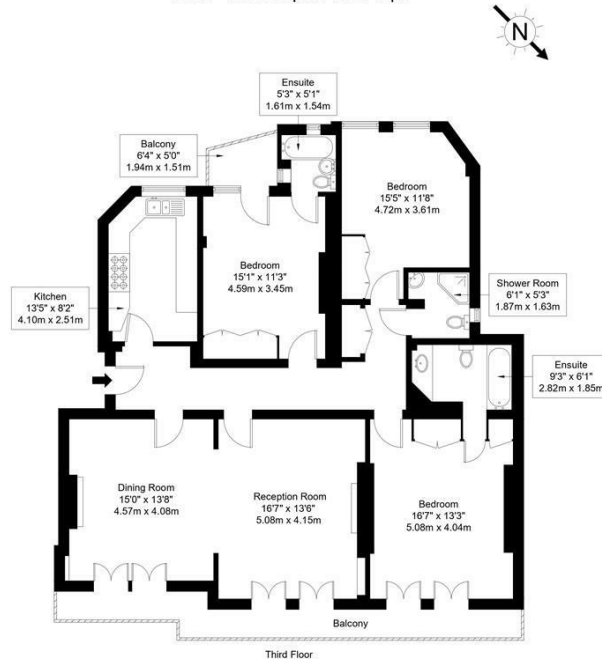


## Maida Vale, W9 1AE

Approx Gross Internal Area = 136.37 sq m / 1468 sq ft

Balcony = 2.43 sq m / 26 sq ft

Total = 138.8 sq m / 1494 sq ft

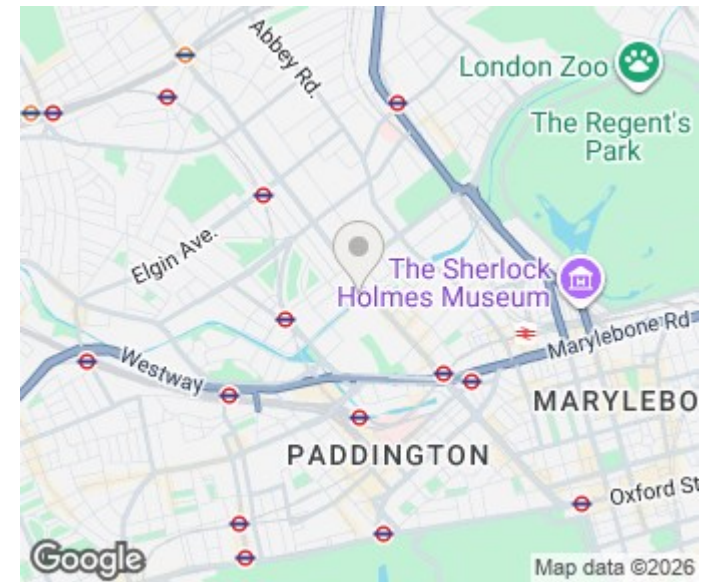


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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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