



Delaware Mansions, Maida Vale, W9

£787,500

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.

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Reception/ additional angle



Kitchen



Reception room



Bedroom 1



Dining room



Bedroom 2

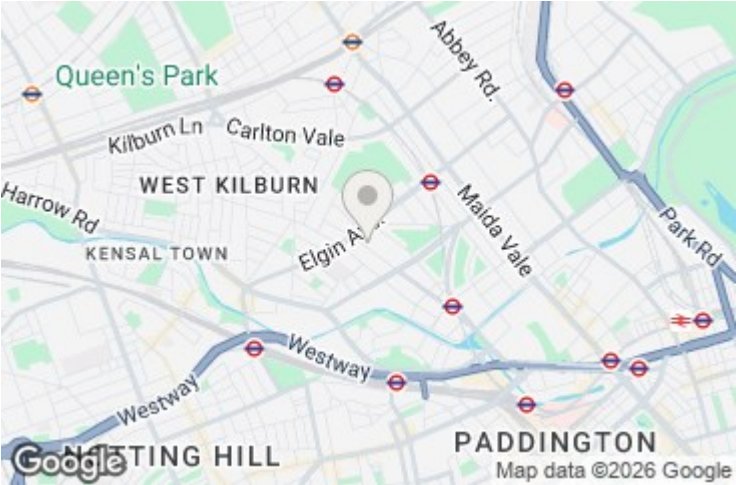


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Bathroom

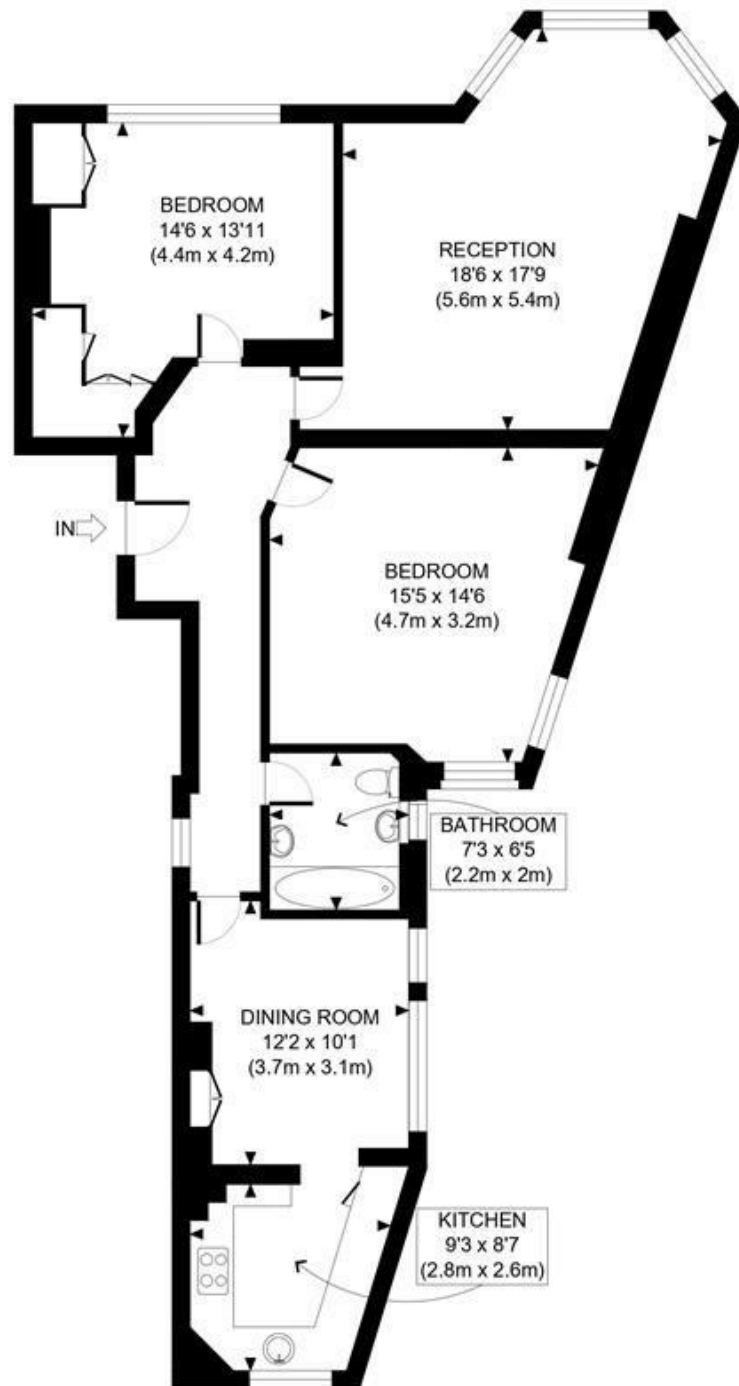


Exterior



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
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