



Maple Mews | Maida Vale | London | NW6

Asking price £699,950



Located in a gated mews is this newly converted three bedroom house, offering a perfect blend of comfort and modern living, spanning an impressive 872 square feet.

Set over three floors and meticulously designed throughout the house comprises a reception room with a semi open plan fully fitted kitchen on the ground floor. On the first floor you will find a Jack and Jill en-suite bathroom and a large principal bedroom with a Juliet balcony. The second floor comprises a second double bedroom, a family shower room and a third bedroom.

The location in Maple Mews is particularly appealing, offering a peaceful residential setting while still being within easy reach of the vibrant amenities that London has to offer. The house is a short walk away from the vast array of shops, restaurants and cafes on Elgin Avenue and Kilburn High Road as well as the green open space of Paddington recreation ground.

There are extensive transport links within easy reach with Kilburn Park station (Bakerloo line) just 0.3 miles away, Maida Vale station (Bakerloo line) 0.4 miles away and Queen's Park station (Bakerloo and London Overground lines) 0.8 miles away.

- Freehold Mews House
- 2 modern bathrooms
- 872 sq ft of space
- Located in Maple Mews
- 3 spacious bedrooms
- Open plan kitchen reception
- Arranged over three floors
- Close to amenities

Local Authority: Westminster

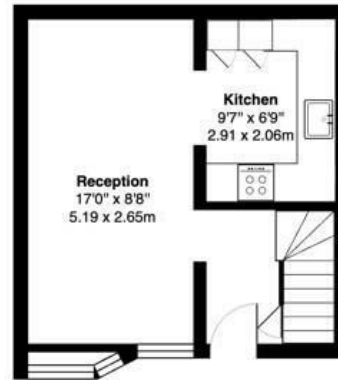
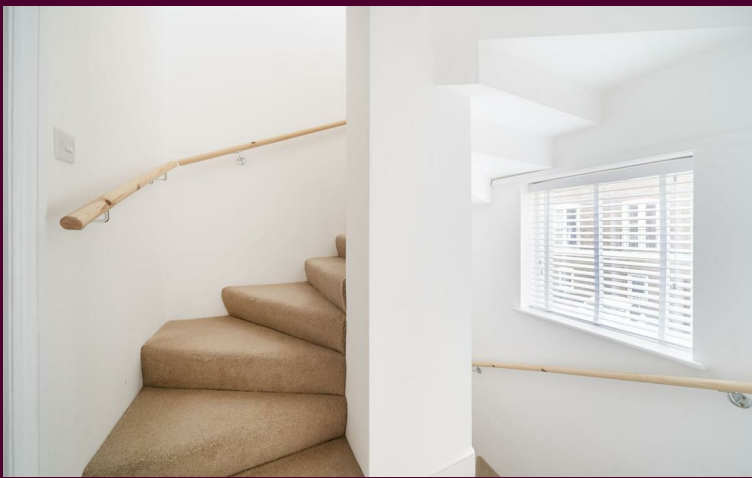
Council Tax Band: G

EPC: C

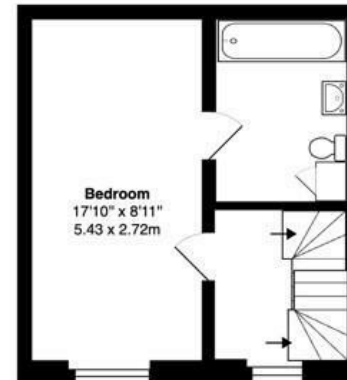
Tenure: Freehold



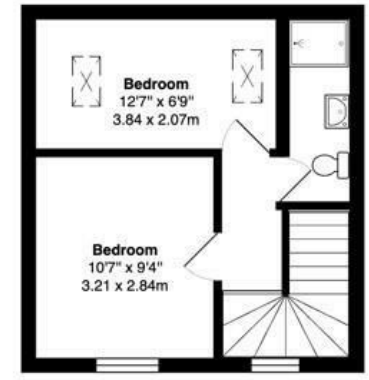




Ground Floor

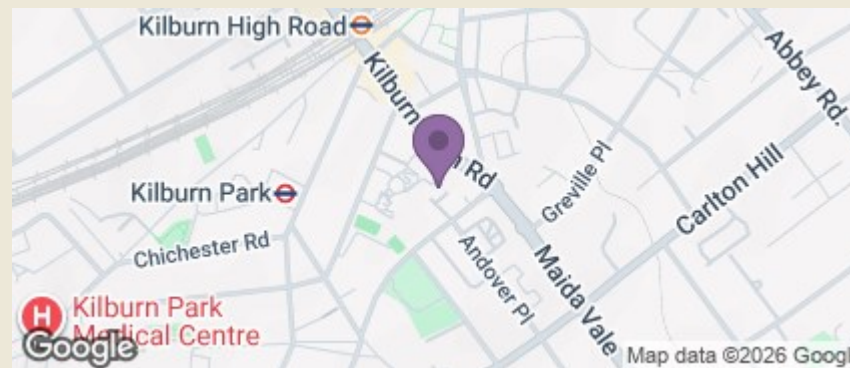


First Floor



Second Floor

Maple Mews, Maida Vale, NW6
Total Gross Area: 872 sq ft ... 81.0m



| 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 | | |
| England & Wales | | |
| | | EU Directive 2002/91/EC |
| | | |
| | | 85 |
| | | 73 |

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