



MARYLANDS ROAD, W9 £550,000 SOLE AGENT Subject to contract

A well-proportioned two bedroom first floor apartment with sash windows opening to a balcony forming part of an attractive converted terraced house. The property retains some attractive features including high ceilings and full length sash windows offering a wealth of natural light. Marylands Road is located in the heart of this sought-after area nearby to local shops, cafes, Paddington Recreation Ground and public transport facilities including Westbourne Park (Circle and Hammersmith and City lines) and Warwick Avenue (Bakerloo line) underground stations which are located approximately 0.6 miles from the apartment.

Two Bedrooms | Shower Room | Reception Room | Kitchen | Balcony | Leasehold - 179 Years

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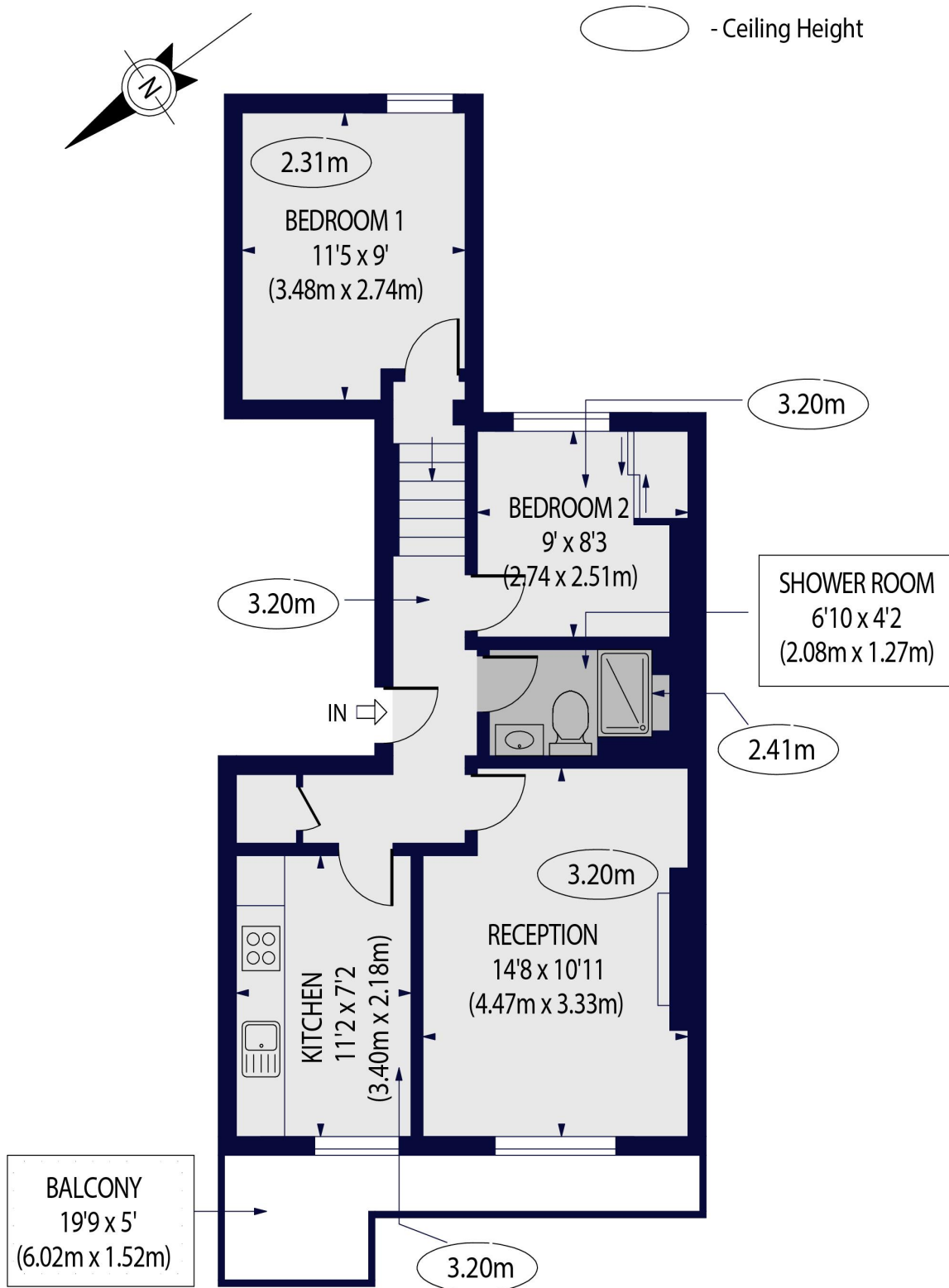
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incorporating
Vickers



MARYLANDS ROAD, W9 2DU

Approx. Gross Internal Floor Area 550 sq ft. / 51 sq.m

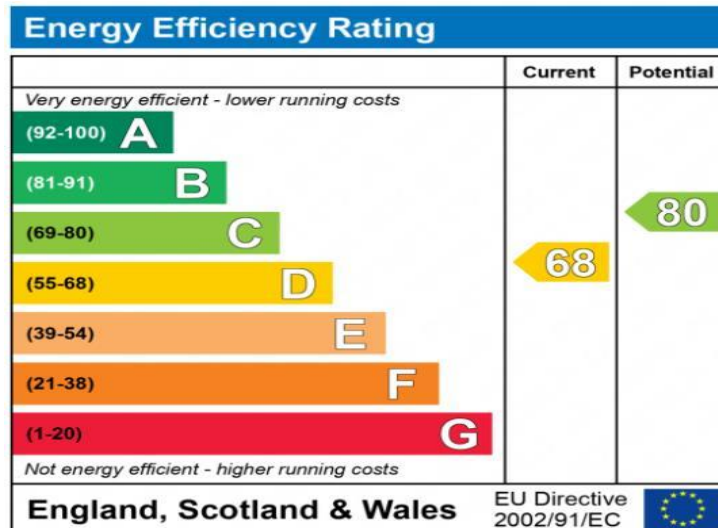


FIRST FLOOR

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.45607

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Tenure: Leasehold
Term: 215 Years From 14/07/1987
Service Charge: £1,481 per annum
Current Ground Rent: £10.00 Annually
 (Subject to increase)

NOTES: **Please note that the lease extension has just been completed and will be registered at the land registry in due course.**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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