



ESSENDINE ROAD, W9 £550pw / £2,383pm UNFURNISHED

A beautiful well-proportioned one bedroom garden flat, ready for immediate occupation, forming part of an attractive converted Victorian terraced house located on a quiet tree lined road. The apartment retains many attractive features including its own entrance, a large kitchen/dining room opening out onto a private patio. Essendine Road is situated close to the boutique shops, cafes on Lauderdale Road, adjacent to Paddington Recreation Ground and within distance of Maida Vale underground station (Bakerloo line - 0.5 miles).

Bedroom | Bathroom | Reception Room | Kitchen | Front & Back Patio

winkworth.co.uk/maida-vale

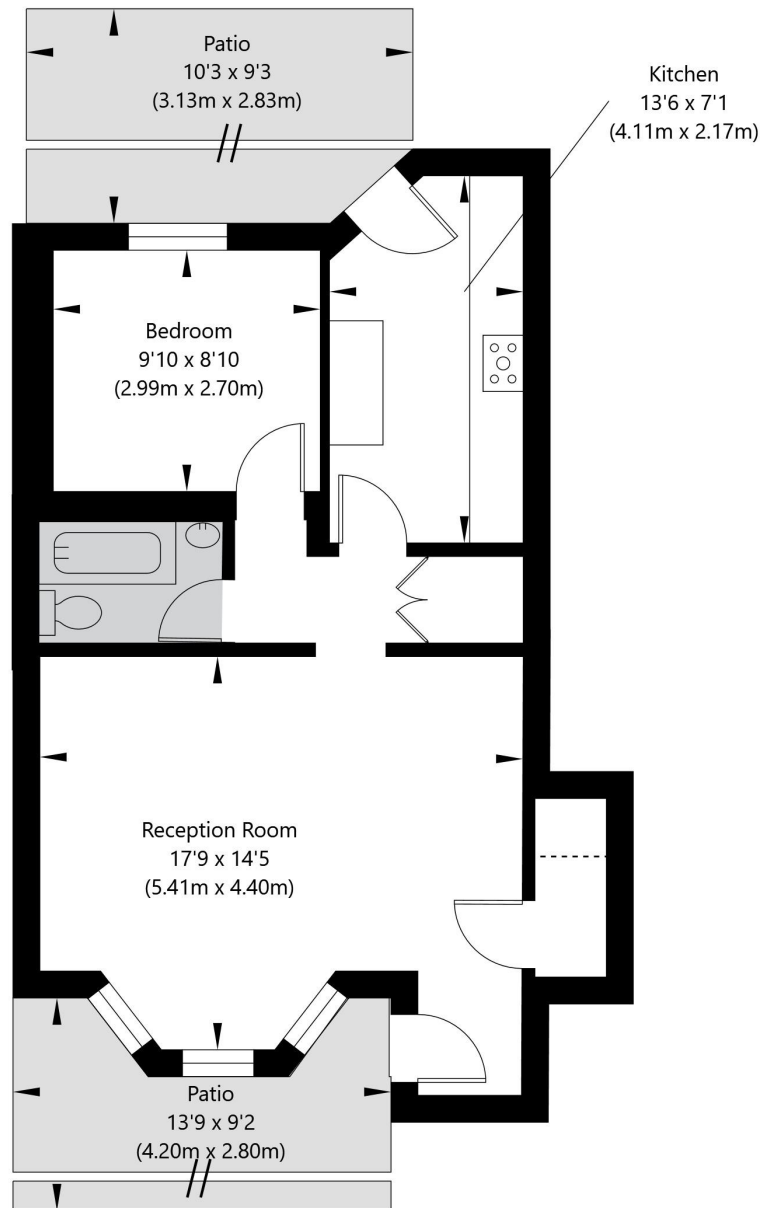
Winkworth

incorporating

Vickers

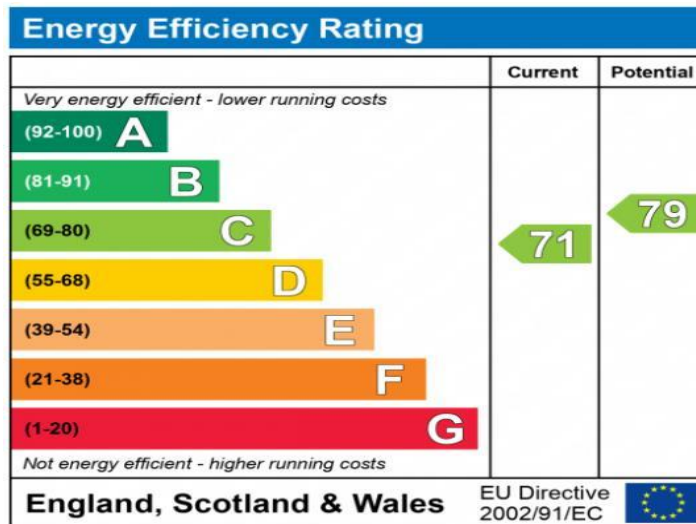


Essendine Road, London, W9 2LX



Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 49.71 SQ M / 535 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 49.71 SQ M / 535 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.



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.

NB: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Neither Winkworth nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested.

Maida Vale | 211-213 Sutherland Avenue, Little Venice, London W9 1RU
020 7289 1692 | maidavale@winkworth.co.uk

winkworth.co.uk/maida-vale



incorporating
Vickers



Proprietors: FINEBASE W9 Limited trading as Winkworth
Registered office: 103-104 St John's Wood Terrace, London NW8 6PL
Registered in England No 12007773