



MARYLANDS ROAD, W9 £1,150,000 PRINCIPAL AGENT Subject to contract

A newly created well-proportioned top floor three bedroom three bathroom triplex with the entrance on the first floor. This expertly designed property has been constructed to give exceptional living space, situated in an attractive Victorian house that comprises of three new apartments. These family apartments feature the highest level of acoustic insulation and contemporary design, with high quality fixtures and fittings. The building has been totally renovated and this flagship apartment boasts a large principal bedroom with en suite, a second bedroom with en suite and a third bedroom with shower room. The large open plan living space features Bosch appliances in the kitchen and access to a large rear-facing terrace. Marylands Road is 0.6 miles from Warwick Avenue (Bakerloo line) and 0.4 miles from Royal Oak (Circle and Hammersmith City line) Underground stations.

Principal Bedroom With En Suite | Two Further Double Bedrooms | Family Bathroom | Shower Room | Open Plan Kitchen/Reception Room | Terrace | 999 Years Lease

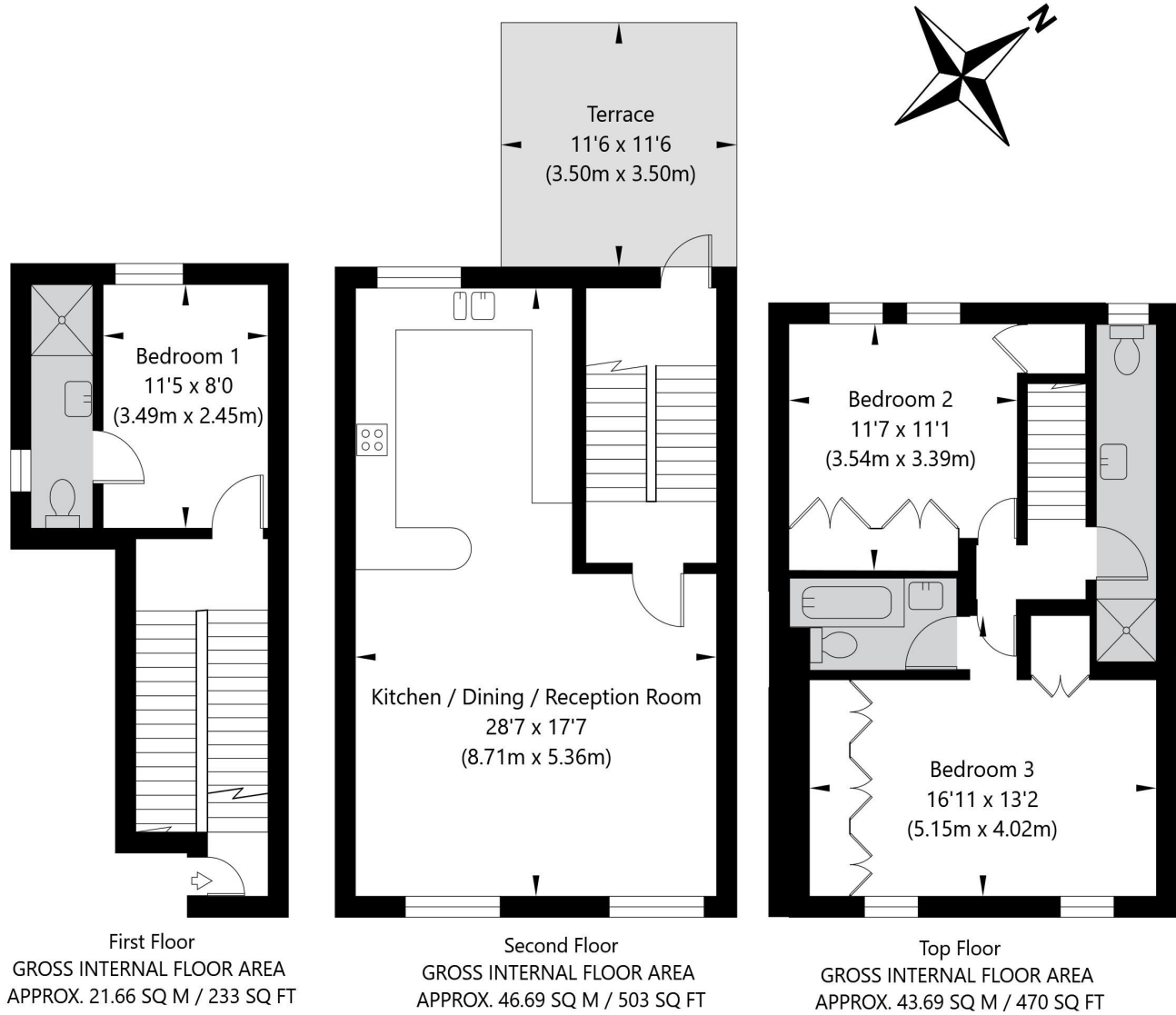
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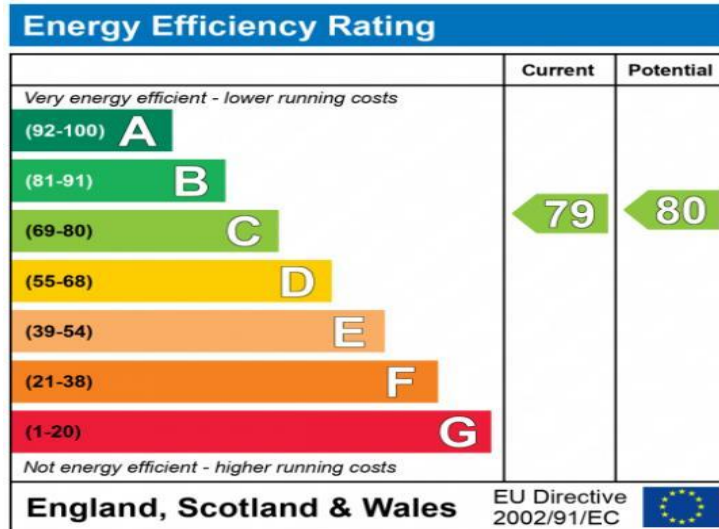
incorporating
Vickers



Marylands Road, London, W9 2DZ



APPROXIMATE GROSS INTERNAL FLOOR AREA 112.04 SQ M / 1206 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.

Tenure: Leasehold
Term: 999 Years Lease
Service Charge: Approx. £500 per annum
Current Ground Rent: A Peppercorn / No Ground Rent Applicable

NOTES: **Please note the property is currently tenanted and therefore immediate vacant possession may not be available.**

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.

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.

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