



## ASHWORTH MANSIONS, W9 £875,000 PRINCIPAL AGENT Subject to contract

A well-presented, two double bedroom first floor apartment forming part of this sought-after mansion block situated in the heart of Maida Vale. This dual-aspect property benefits from plenty of natural light and good ceiling heights throughout. It offers well-proportioned accommodation, a large reception room, separate kitchen, two double bedrooms, bathroom, guest cloakroom, and use/views of beautiful communal gardens. Ashworth Mansions is an attractive red brick period mansion block, situated within walking distance of boutique shops, cafes, Paddington Recreation Ground and the underground at Maida Vale (Bakerloo line - 0.1 mile).

Two Double Bedrooms | Bathroom | Guest WC | Reception Room | Kitchen/Dining Room | Communal Garden | Caretaker | Leasehold with Share Of Freehold

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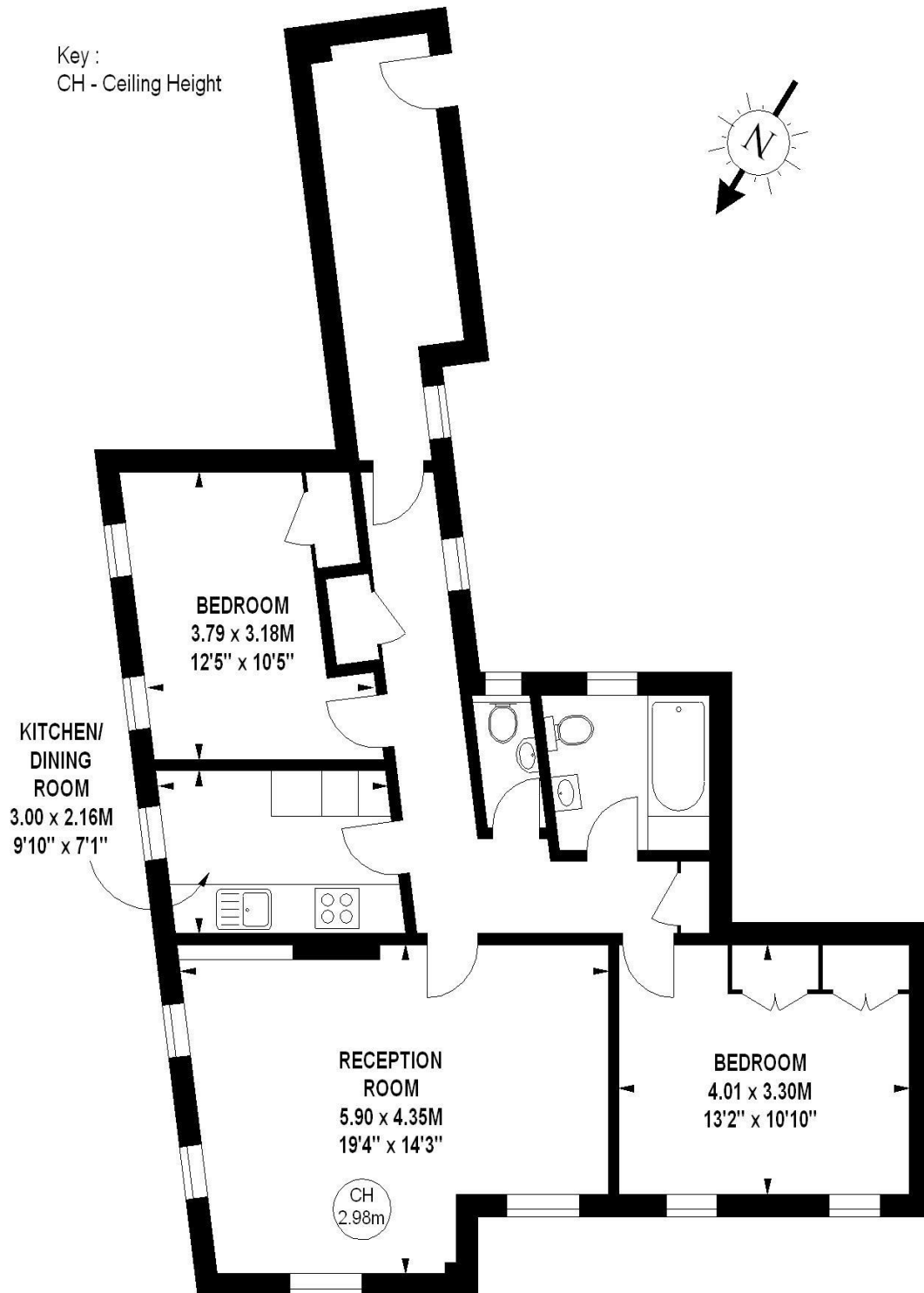
incorporating  
**Vickers**



# Ashworth Mansions, W9

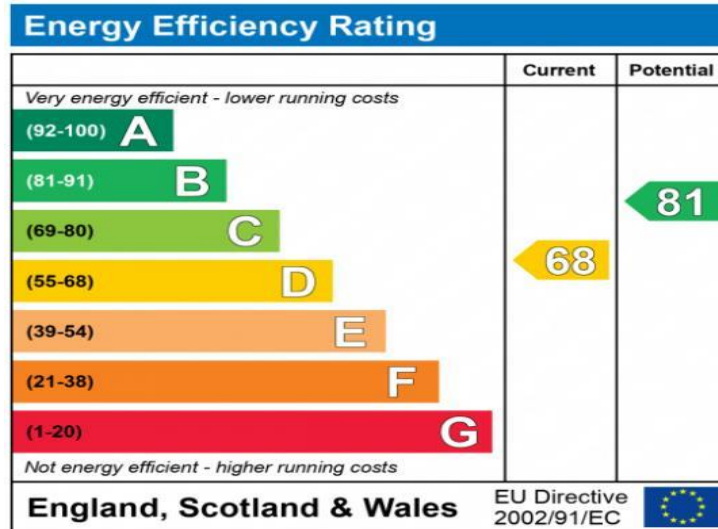
Approximate gross internal area

82.22 sq m / 885 sq ft



## First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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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:** Share of Freehold  
**Term:** 125 years from 24/06/1983  
**Service Charge:** £3,537 per annum  
**Current Ground Rent:** £100.00 Annually  
 (Subject to increase)

**NOTES:** **Sinking Fund = £4,412 per annum**

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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