



**MARYLANDS ROAD, W9 £1,400,000 PRINCIPAL AGENT** Subject to contract

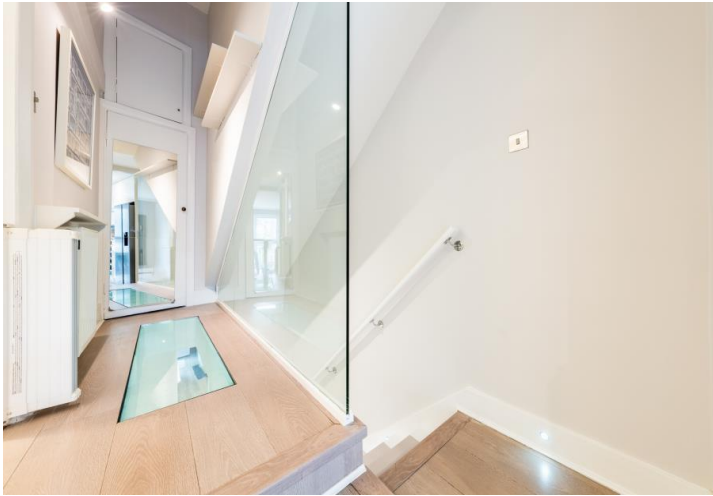
A beautiful and spacious three double bedroom, two bathroom ground and garden maisonette with a study, forming part of an elegant red brick converted period house, located in the heart of Maida Vale. The apartment is offered in excellent condition with a grand entertaining area, high ceilings and full-length sash windows offering a wealth of natural light; a bright kitchen breakfast room with doors opening out onto a terrace and stairs leading down to a private patio garden. Marylands Road is situated close to all the amenities including boutique shops, cafes, Paddington Recreation Ground (0.3 miles) and the underground at Warwick Avenue (Bakerloo line - 0.6 miles).

Principal Bedroom With En Suite Shower Room | Two Further Bedrooms | Family Bathroom | Office/Study Room | Reception Room | Dining Room | Kitchen | Patio/Terrace | Garden | Leasehold - 960 Years Left

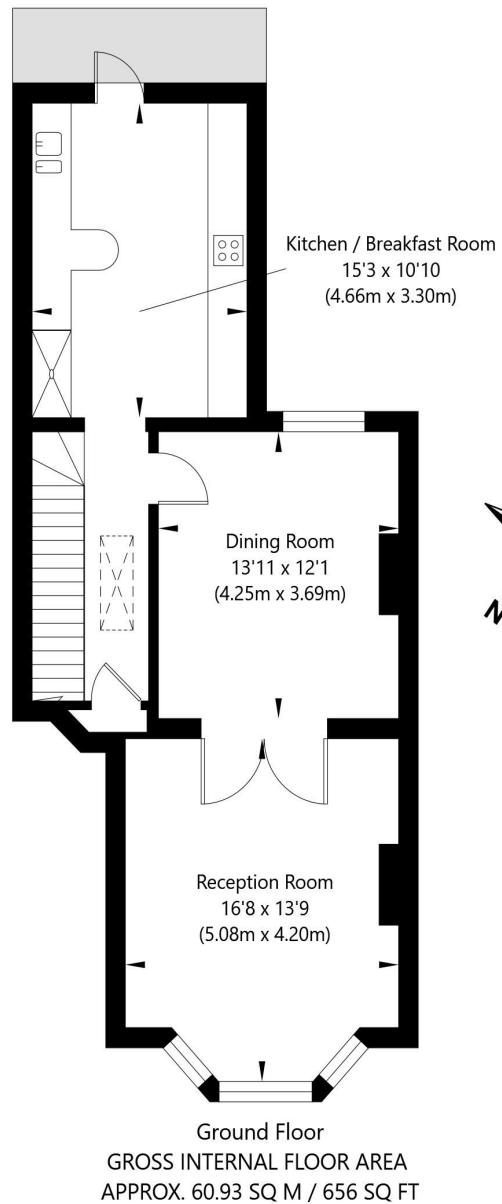
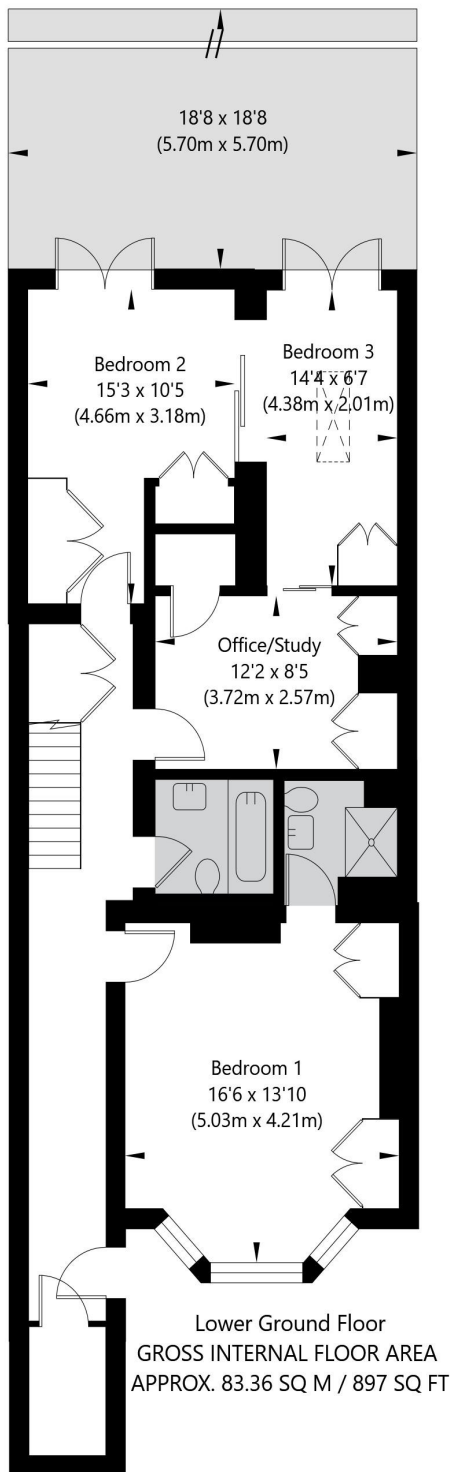
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**Winkworth**

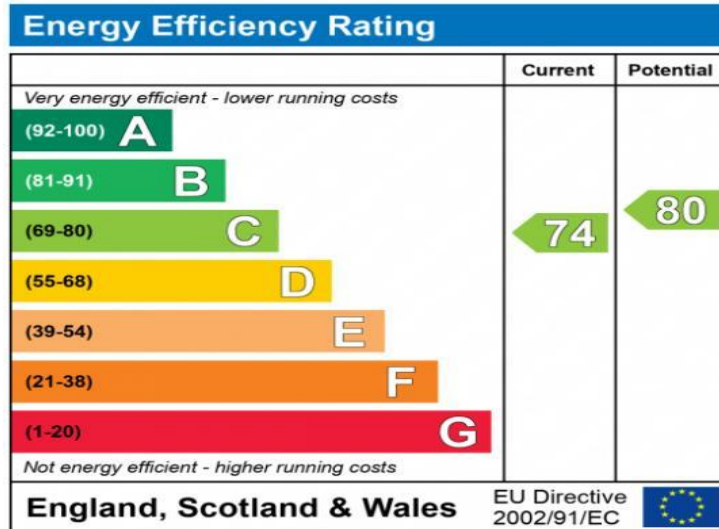
incorporating  
**Vickers**



# Marylands Road, London, W9 2DS



APPROXIMATE GROSS INTERNAL FLOOR AREA 144.29 SQ M / 1553 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 From 15/04/1983      **NOTES:**

**Service Charge:** Building Insurance = £1,428.68 per annum

**Current Ground Rent:** £50.00 Annually  
(Subject to increase)

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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