



MARYLANDS ROAD, W9 £1,495,950 PRINCIPAL AGENT Subject to contract

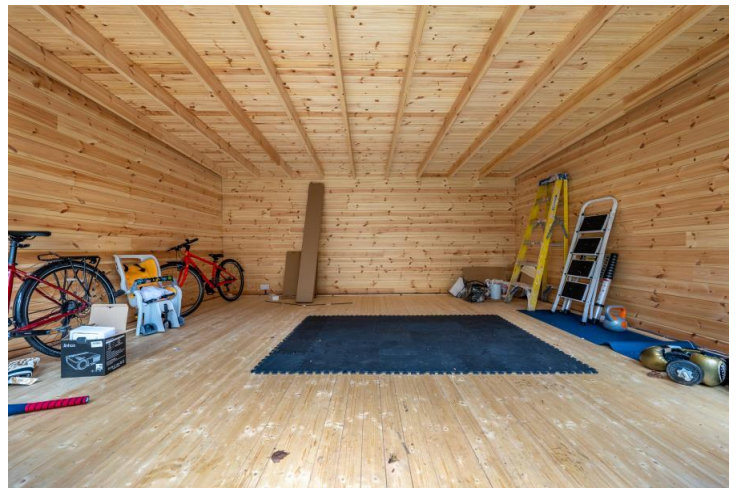
A beautiful three bedroom garden duplex benefitting from its own front entrance and 69ft private rear garden with a new garden studio. The property is 1,624 sqft and has a large double reception area that occupies the front two rooms on the garden floor, which leads to the kitchen and South-facing garden, which has a new bespoke garden room. There is a guest WC and a large amount of storage and third bedroom, which also has access to the garden. The principal bedroom is on the raised ground floor, which has high ceilings an ensuite and built in wardrobes. There is another double bedroom with garden views and a large family bathroom with both bath and shower. Marylands Road is an attractive street equidistant (0.4 miles) from both Maida Vale and Warwick Avenue Underground stations.

Principal Bedroom With En Suite Shower Room | Two Further Bedrooms | Family Bathroom | Guest WC | Reception Room | Dining Room | Kitchen | Private Rear Garden | New Garden Studio | Share Of Freehold

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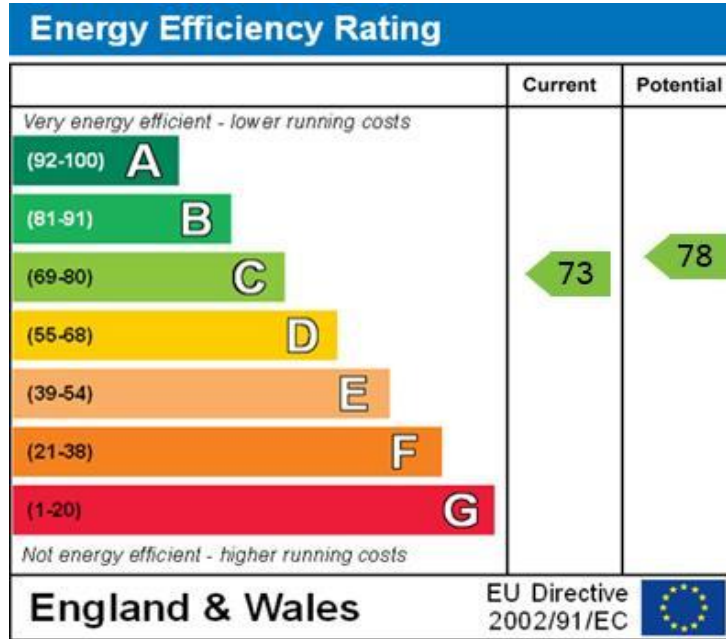


Marylands Road, London, W9 2DU



APPROXIMATE GROSS INTERNAL FLOOR AREA INCLUDING SUMMER STUDIO 150.85 SQ M / 1624 SQ FT
 APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING SUMMER STUDIO 130.68 SQ M / 1407 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.



Tenure: Share of Freehold

Term: 125 years from 23/07/1986 **NOTES:**

Service Charge: Approx. £500 per annum

Current Ground Rent: £10.00 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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