



BLOMFIELD VILLAS, W2 £600,000 LEASEHOLD

Winkworth is excited to offer this beautifully presented and well-proportioned one-bedroom garden flat, forming part of an attractive, converted, stucco-fronted period house. Situated adjacent to the famous Regent's Canal and with access to communal gardens, the property is offered in excellent condition and is ready for immediate occupation. The apartment boasts many desirable features, including a private entrance, sole use of three large storage vaults, and a spacious open-plan kitchen/reception area with an abundance of natural light and high ceilings. The principal bedroom benefits from direct access (via a fire exit door) to the extensive communal gardens, and there is also a large, modern shower room. Blomfield Villas is located in the heart of this fashionable area, close to a range of local amenities, including the boutique shops and cafés of Clifton Road (approx. 0.6 miles), the Regent's Canal, Warwick Avenue Underground Station (Bakerloo Line, approx. 0.3 miles), and Paddington Station with access to the Elizabeth Line (approx. 0.3 miles).

One Bedroom | Shower Room | Kitchen/Reception Room | Communal Gardens | Front Patio | 3x Vaults | Leasehold

Winkworth

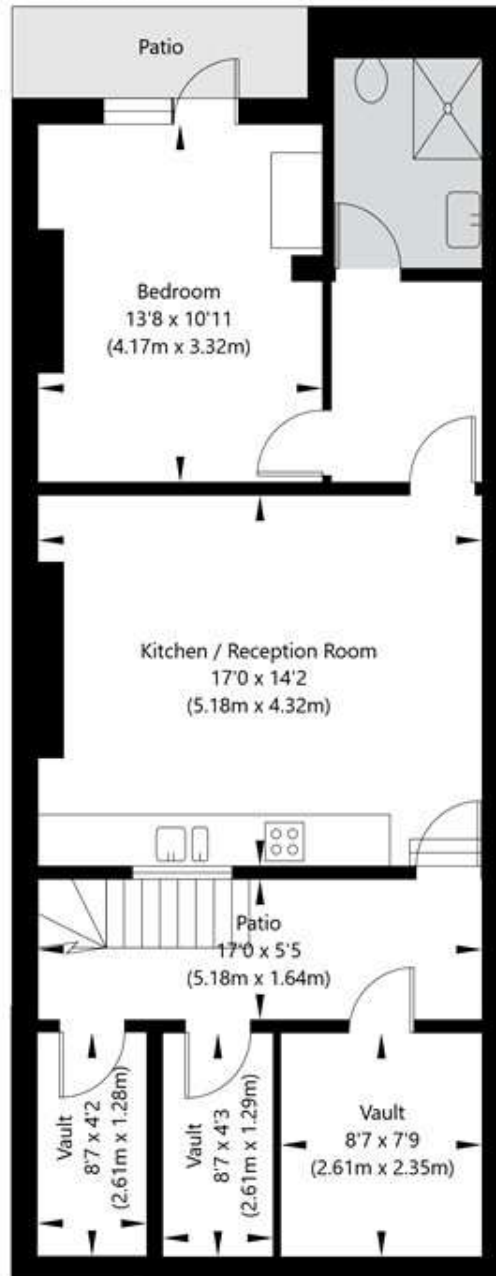
for every step...

[winkworth.co.uk/maida-vale](https://www.winkworth.co.uk/maida-vale)



Blomfield Villas, London W2 6NQ

Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 60.15 SQ M / 647 SQ FT
EXCLUDING VAULTS 46.61 SQ M / 502 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA INCLUDING VAULTS 60.15 SQ M / 647 SQ FT
APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING VAULTS 46.61 SQ M / 502 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 17/07/2142

Service Charge: £1,972.92 per annum

Ground Rent: £10 Annually

Council Tax Band: C

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.

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. 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. Winkworth does not have 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, London, W9 1RU | 020 7289 1692 | maidavale@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk/maida-vale

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.