



Delaware Road, W9

£725,000 *Leasehold*



Located on the first floor of Delaware Mansions, a popular purpose built block in the heart of Maida Vale, Winkworth are delighted to offer this spacious and bright one bedroom apartment, extending to approximately 737 sq. ft. The apartment retains a number of attractive period features and provides well proportioned accommodation throughout. The south facing reception room benefits from high ceilings and doors opening onto a private balcony. A separate spacious kitchen/dining room provides an ideal setting for both cooking and entertaining whilst the large principal bedroom offers excellent proportions and further complements the generous living space. Delaware Mansions is situated on a quiet, tree lined road, conveniently positioned for the local amenities of Maida Vale and Little Venice. Formosa Street, with its boutique shops, cafés and restaurants, is approximately 0.3 miles away, while Paddington Recreation Ground is also close by. Warwick Avenue Underground Station, providing access to the Bakerloo Line, is approximately 0.4 miles from the property.



Winkworth Maida Vale

020 7289 1692 | maidavale@winkworth.co.uk

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KEY FEATURES

- Large Principal Bedroom
- South-Facing Reception Room
- Separate Spacious Kitchen/Dining Room
- Family Bathroom
- Private Balcony



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 29/09/2976

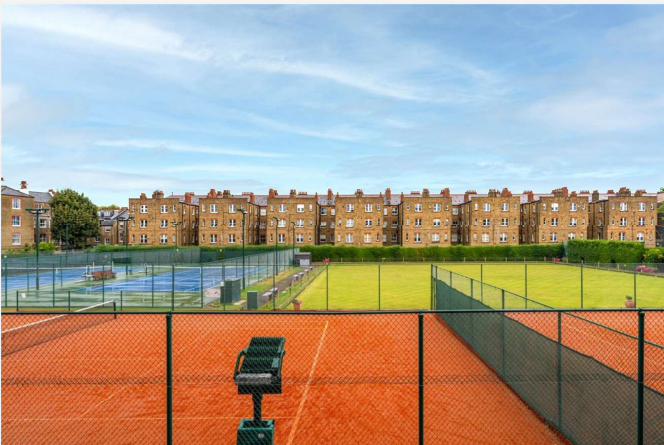
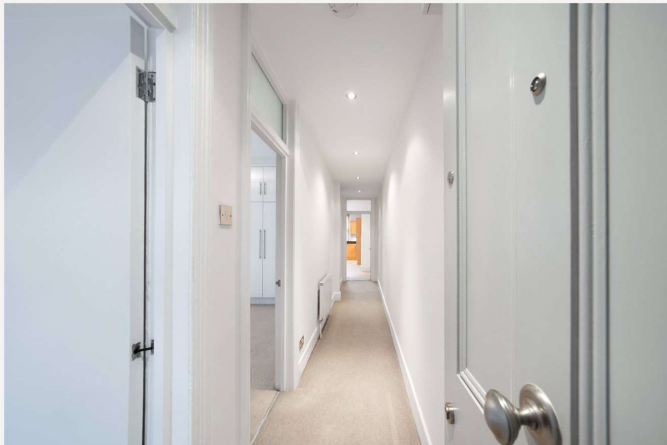
Service Charge: £2,602.44 per annum

Ground Rent: £100 Annually (subject to increase)

Council Tax Band: E

EPC rating: C





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

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/MDV250151>

Delaware Mansions, London, W9 2LJ

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 68.46 SQ M / 737 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 68.46 SQ M / 737 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.

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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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