



DELAWARE ROAD, W9 £850,000 LEASEHOLD

A bright well proportioned (Approx. 866 sq. ft.) ground floor-two-bedroom apartment, ready for immediate occupation, forming part of this well-known sought after mansion block, located in the heart of Maida Vale opposite the well-known BBC studios. The apartment offers well-proportioned accommodation with a large south facing reception room offering a wealth of natural light, high ceilings, two double bedrooms and a spacious kitchen/dining room. Delaware Mansions is situated on a quiet tree lined road, close (Approx. 0.3 miles) to local boutique shops, cafes on Formosa Street, Paddington Recreation Ground with outstanding children's play area, tennis courts, running track and the Underground (Approx. 0.4 miles) at Warwick Avenue (Bakerloo Line).

Images have been virtually staged using CGI and are for illustrative purposes only. They are intended to convey the concept and vision for the property. They are for guidance only, and may alter and do not necessarily represent a true and accurate depiction of the finished property.

Two Bedrooms | Large South Facing Reception Room | Bathroom | Spacious Kitchen/Dining Room | High Ceilings | Leasehold

Winkworth

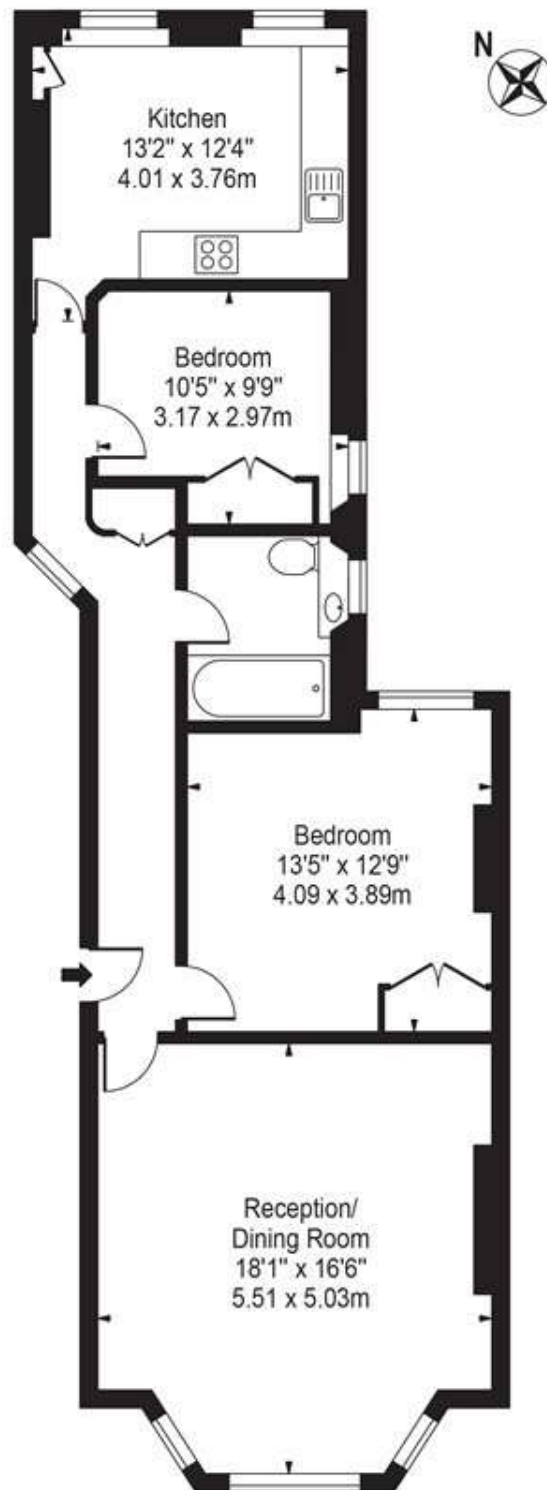
for every step...

winkworth.co.uk/maida-vale



Delaware Mansions

Approx. Gross Internal Area 866 Sq Ft - 80.45 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 17/10/2976

Service Charge: £2604 per annum

Ground Rent: £ 50 Annually (subject to increase)

Council Tax Band: F

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.