



Delaware Road, W9

£775,000 *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.



Winkworth Maida Vale

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KEY FEATURES

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



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 17/10/2976

Service Charge: £2,604 per annum

Ground Rent: £50 Annually (subject to increase)

Council Tax Band: F

EPC rating: D





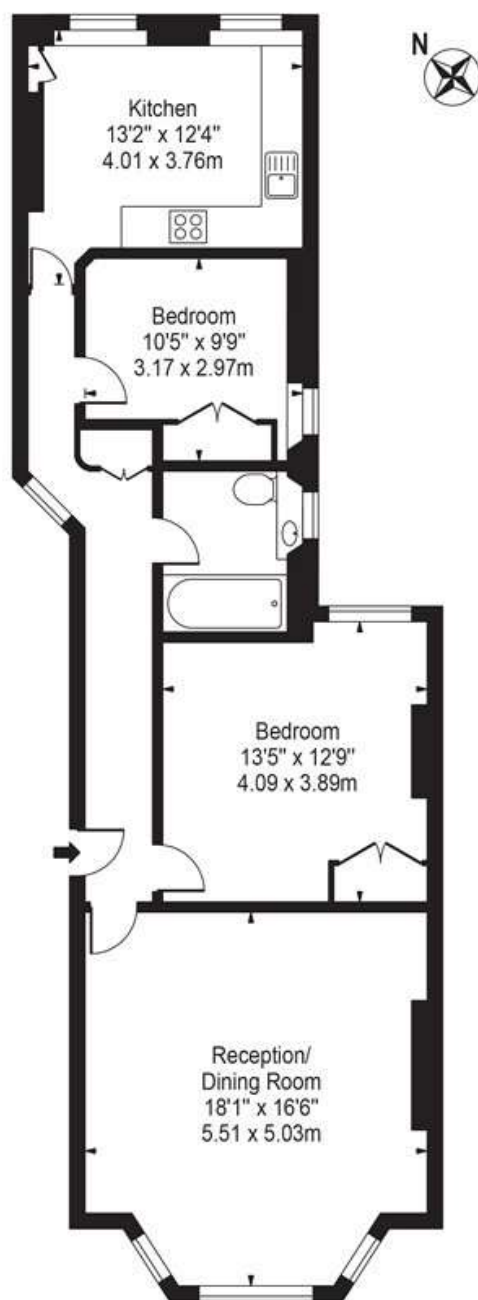
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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



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.

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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