



ESSENDINE ROAD, MAIDA VALE, LONDON, W9 £675,000 LEASEHOLD

A well-proportioned two double bedroom, first floor apartment, forming part of a red brick converted house, located in the heart of this sought after area. The apartment has a reception room with high ceilings, full length sash windows offering a wealth of natural light, two double bedrooms, fully fitted kitchen, a shower room and a separate guest cloakroom. Essendine Road is situated in the heart of this fashionable area close to all the local amenities, including, local shops, cafes, Paddington Recreation Ground with an outstanding children's play area, tennis courts, running tracks, cafes and approximately 0.5 Miles from Maida Vale underground (Bakerloo Line).

Two Double Bedrooms | Reception Room | Fully Fitted Kitchen | Shower Room | Full Length Sash Windows | Guest Cloakroom

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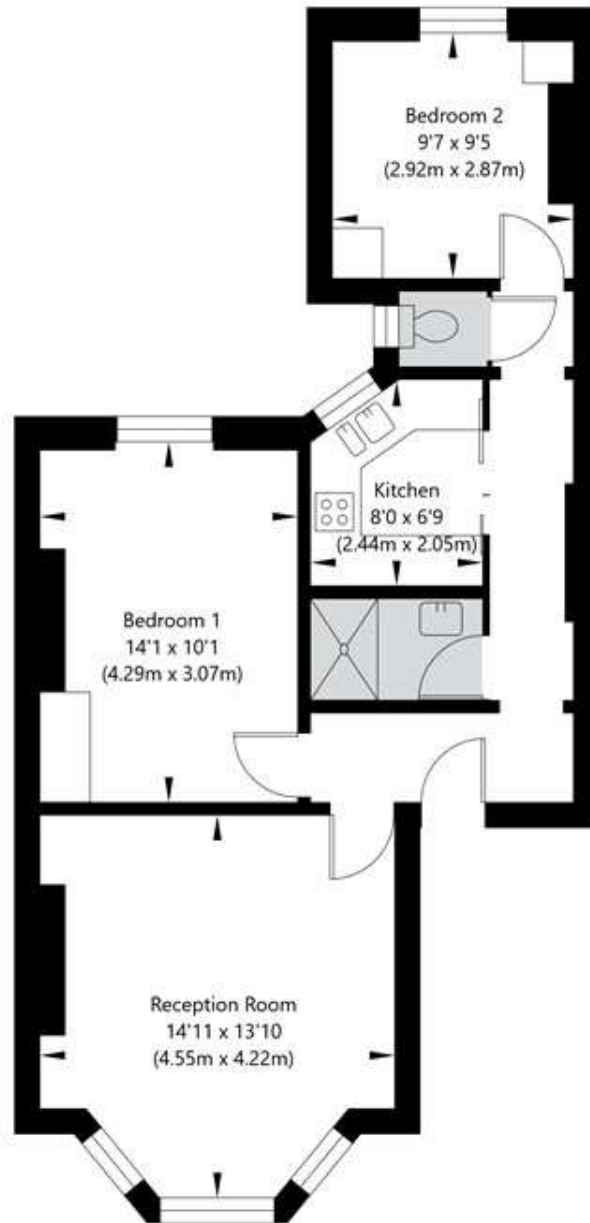
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Essendine Road, London W9 2LS

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 57.79 SQ M / 622 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 57.79 SQ M / 622 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 31/12/3023

Service Charge: £2,000 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: D

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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