



DELAWARE ROAD, W9 £795,000 LEASEHOLD

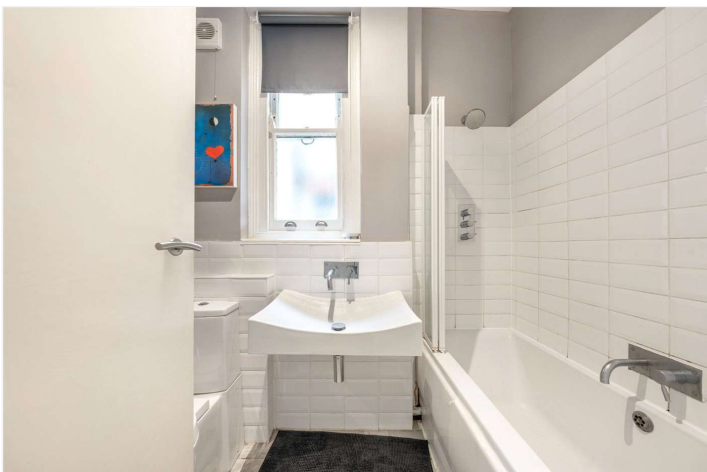
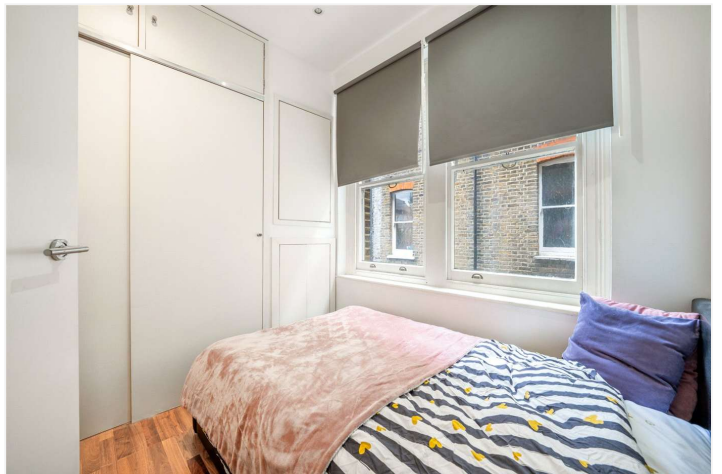
A bright well proportioned (Approx. 773 sq. ft.) two -bedroom apartment on the first floor, offered in excellent decorative condition, forming part of this well-known sought after mansion block, located in the heart of Maida Vale opposite the well-known BBC studios. The apartment retains many attractive features including a South facing Reception room with doors opening onto a balcony, high ceilings, a kitchen/ breakfast room, a principal bedroom and a second bedroom. 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 underground station (Bakerloo Line).

Two Bedrooms | Bathroom | Kitchen/Breakfast Room | Reception Room | Balcony | High Ceiling | Leasehold

Winkworth

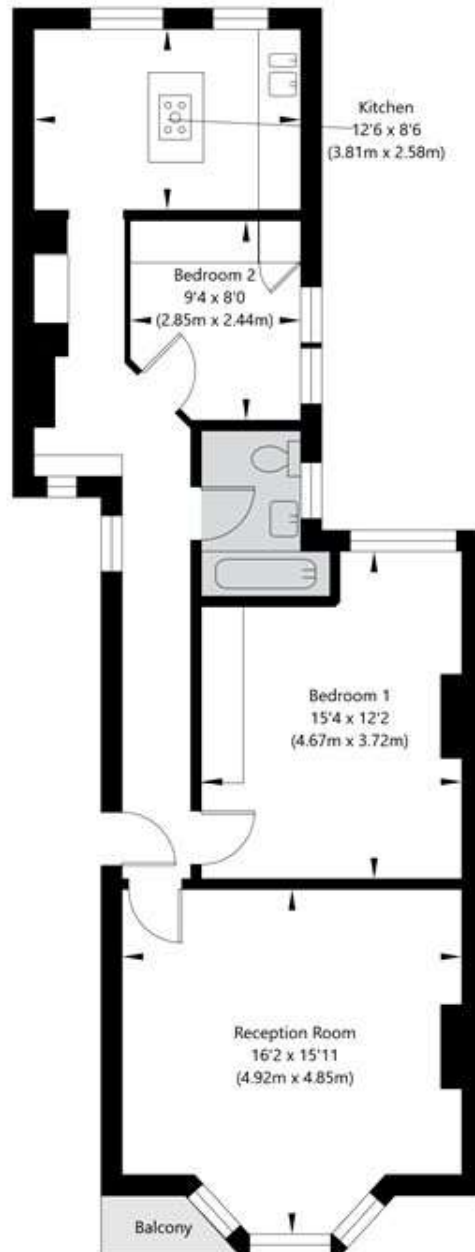
for every step...

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Delaware Mansions, Delaware Road, Maida Vale, London W9 2LH

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 71.81 SQ M / 773 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 71.81 SQ M / 773 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	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 29/09/2976

Service Charge: £2,800 per annum

Ground Rent: £50 Annually (subject to increase)

Council Tax Band: E

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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Maida Vale | 211-213 Sutherland Avenue, London, W9 1RU | 020 7289 1692 |

maidavale@winkworth.co.uk



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