



ASHWORTH MANSIONS, MAIDA VALE, LONDON, W9 £1,250,000 SHARE OF FREEHOLD

A spacious (approximately 1,040 sq. ft.), well-appointed, and bright two/three-bedroom first-floor apartment, ready for immediate occupation. Forming part of one of the most desirable blocks in Maida Vale, the property features two balconies and wonderful views over the park. It retains many attractive features, including high ceilings, sash windows, a large principal bedroom with double doors opening onto a balcony overlooking the communal gardens of Ashworth Mansions, an en suite shower room, a second double bedroom, a guest cloakroom, a separate bathroom suite, a fully fitted kitchen, a third bedroom/dining room, and a reception room with doors opening to a second balcony with views over the park. Ashworth Mansions is located in the heart of this fashionable area, adjacent to the well-known Paddington Recreation Ground, which offers cafés, a children's play area, and excellent sports facilities. The property is approximately 0.7 miles from the stylish shops and cafés of Elgin Avenue and Maida Vale Underground Station (Bakerloo Line).

Three Bedrooms | Bathroom | Shower Room | Cloakroom | Reception Room | Kitchen | Two Balconies | Communal Gardens | Care Taker | Permit Parking | Share of Freehold

Winkworth

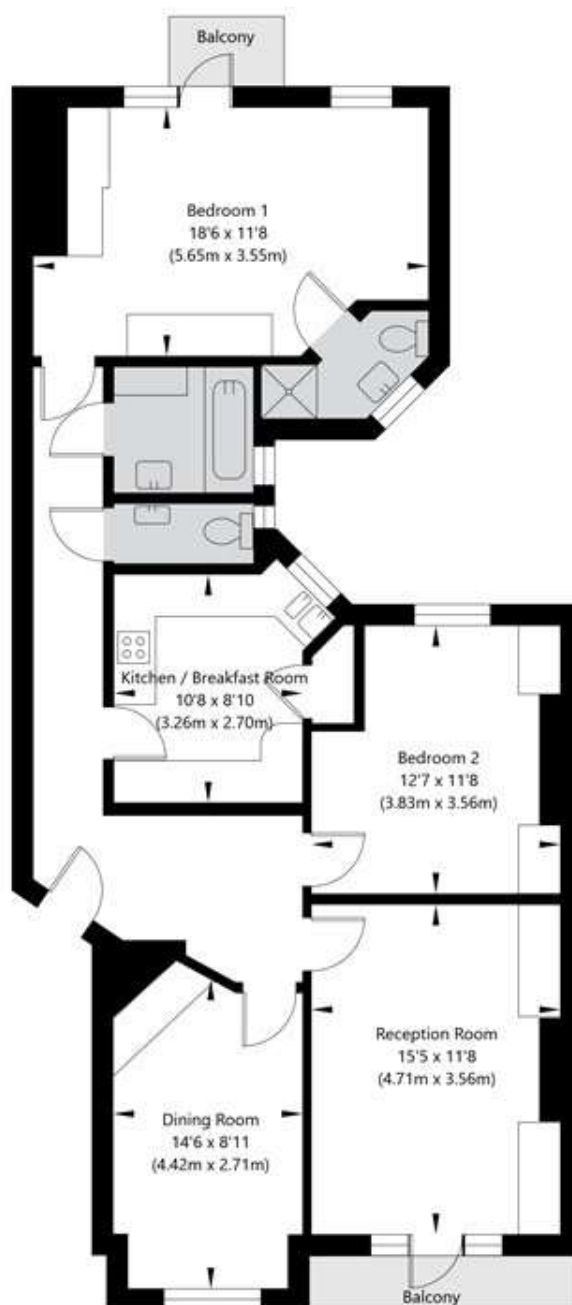
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Ashworth Mansions, Grantully Road, London W9 1LN

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 96.58 SQ M / 1040 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 96.58 SQ M / 1040 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		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: Expires - 24/06/3020

Service Charge: £6,600 per annum

Ground Rent: £200 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.

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