



**Essendine Road, London W9**

**£850 Per Week**

Situated on the garden level of this small mansion block, Compton Reeback are pleased to present a wonderful three bedroom ( with study ) apartment that offers spacious, comfortable accommodation. The property further benefits from a beautiful reception room with access to a patio area, fully fitted kitchen with dining area, bedroom with en suite shower, fully fitted main bathroom with wood flooring throughout. The property also has access to the communal gardens. Conveniently located opposite Paddington Recreation Ground and close to shops, restaurants and cafes along Lauderdale Parade and Elgin Avenue together with Maida Vale underground station. The property is available mid December on a part furnished basis. EPC Rating D. Council Tax Band E.

# Essendine Road, London W9

## Reception:

15'10"x14'10" (4.83x4.52)



## Bedroom 2:

13'5"x12'7" (4.09x3.84)



## Kitchen:

12'10"x11'10" (3.91x3.61)



## Bedroom 3:

13'4"x9'9" (4.06x2.97)



## Bedroom 1:

12'11"x39'4" (3.94x12)



## Bedroom 4 / Study:

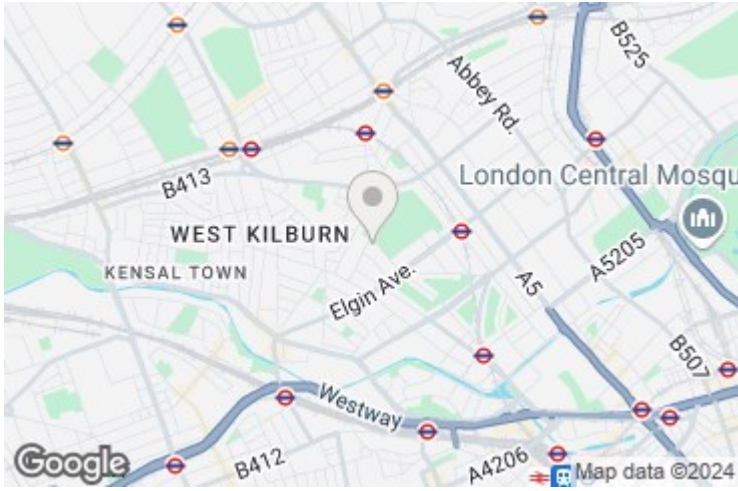
9'8"x19'8" (2.95x6)



## Exterior:

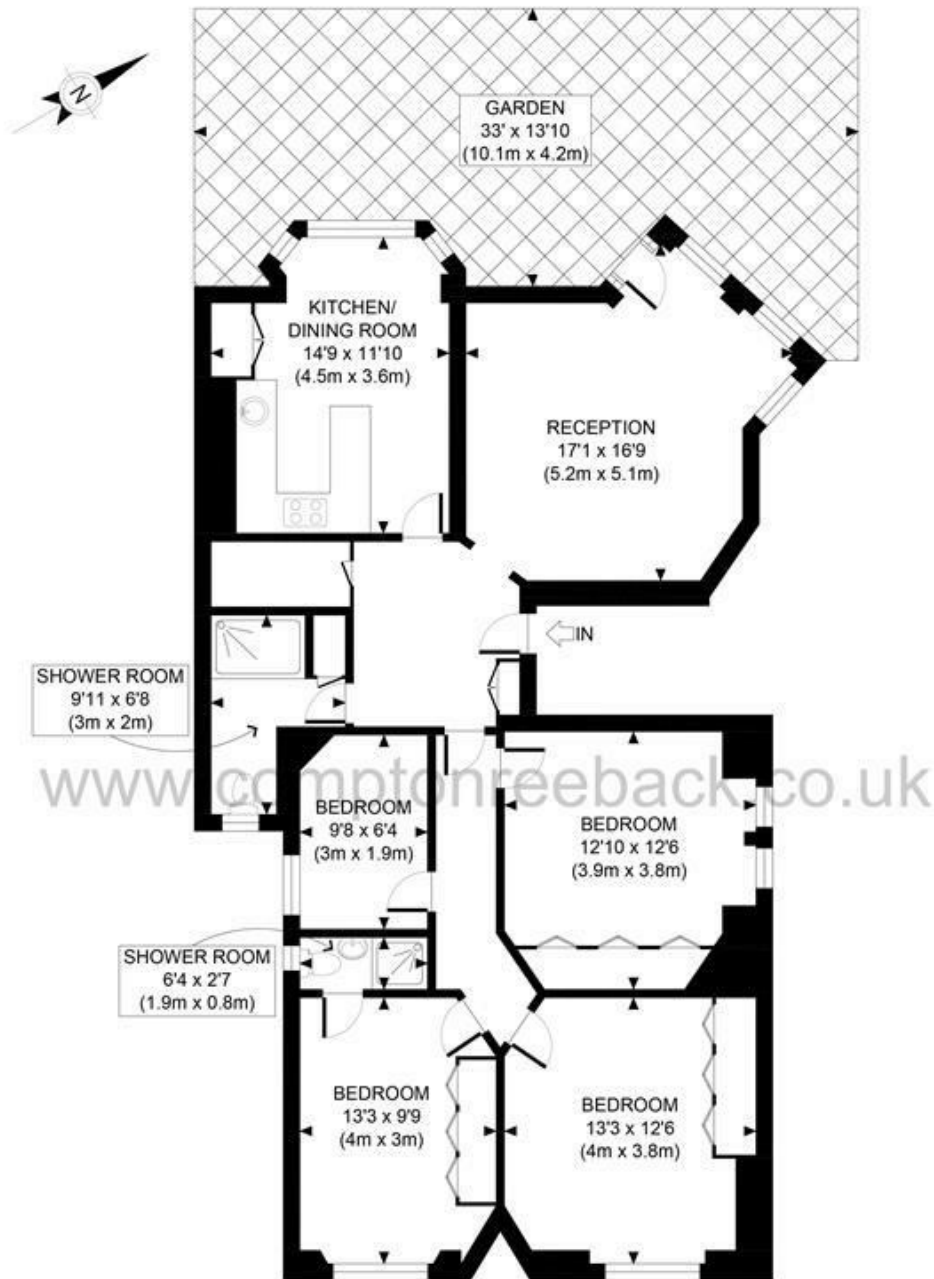


# Essendine Road, London W9



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		57	78
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1135 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1135 SQ FT / 105 SQM

Ref:

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Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

**MAIDA VALE**

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