



### Leith Mansions, Grantully Road W9

**£1,400,000**

A beautiful Three bedroom, Two bathroom apartment on the third floor of this popular red brick mansion block opposite the open spaces of Paddington Recreation Ground. The property has a reception room with balcony overlooking the Park, master bedroom benefiting from having a en-suite shower room as well as a balcony with stunning views over the communal gardens, second bedroom with ensuite bathroom, third bedroom, fully fitted eat-in-kitchen and a guest cloakroom. Leith Mansions is ideally located in a quiet tree lined road located close to the shops and cafes of Lauderdale Parade as well as Maida Vale Underground Station (Bakerloo Line). Share Of Freehold with 948 years lease, Service Charge £4,400 pa, Ground Rent £200 pa, Council Tax Band F. SOLE AGENTS.

# Leith Mansions, Grantully Road W9

## Reception

Reception (Reception)



## Bedroom

Double (Double)



## Bedroom

Double (Double)



## Kitchen

Kitchen/Dining (Kitchen/Dining)



## Bedroom

Double (Double)

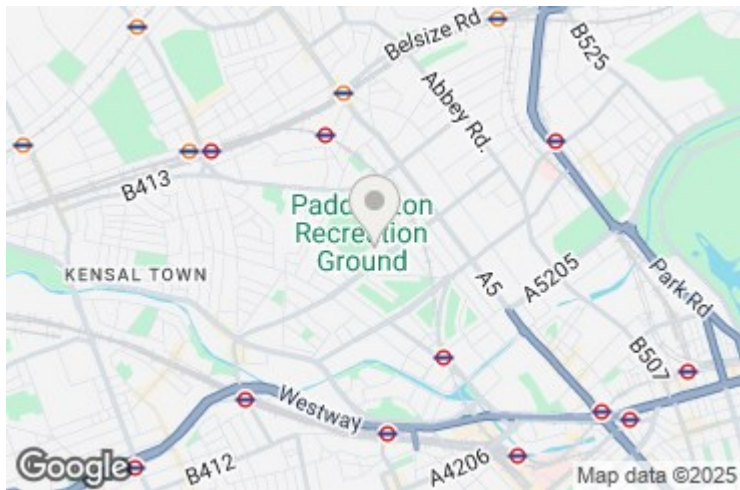
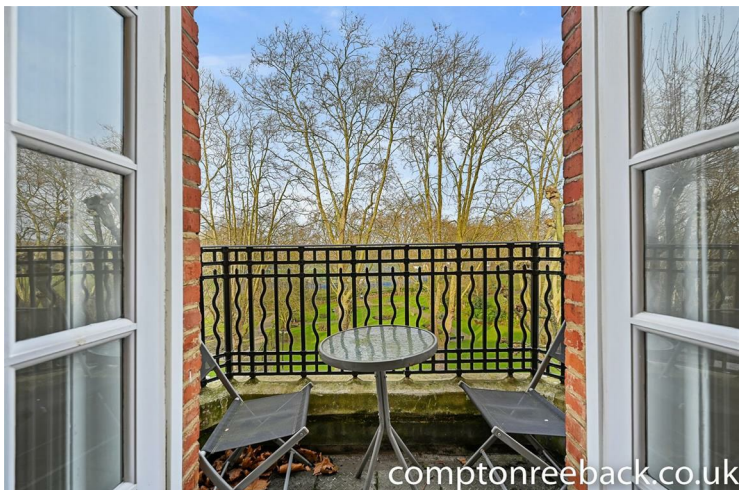


## Exterior



# Leith Mansions, Grantully Road W9

## Balcony



## Bathroom

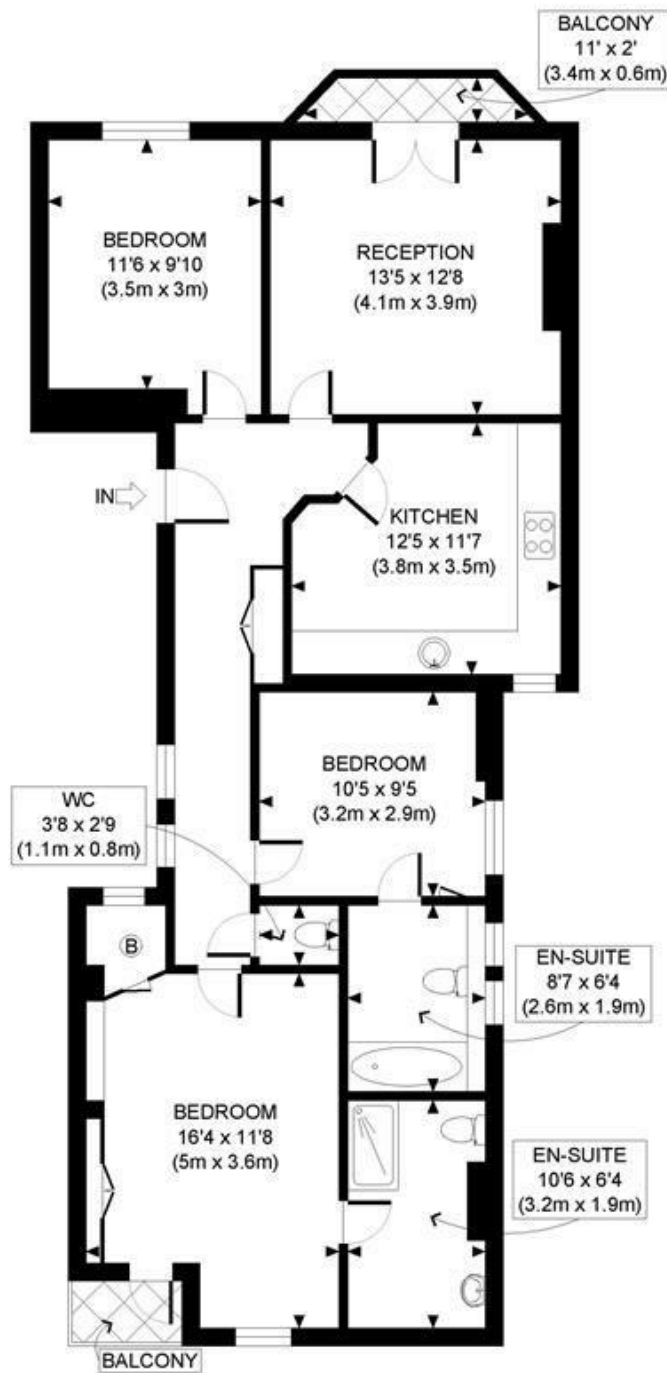


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	64
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		37	46
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Bathroom





THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 1010 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 1010 SQ FT/ 94 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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