



Grittleton Road, Maida Vale W9

Asking Price £680,000

A Two Double Bedroom, Two Bathroom apartment beautifully arranged over the second and third floors of this delightful period building boasting ample rays of natural light. The apartment is accessed on the first floor with the added benefit of wood and vinyl flooring throughout with the accommodation boasting of master bedroom with shutters leading to en-suite bathroom, second bedroom also with shutters, family bathroom and fitted kitchen with wall base units. The apartment further benefits from double glazing, two vast storage spaces, one above the hallway which can be accessed via pull down ladder. There is the potential to create an impressive wow factor by increasing the height of the reception ceiling and/or by changing the roof into a Terrace (subject to necessary consent). Grittleton Road is Ideally located in a quiet turning just off Elgin Avenue being ideally located close to numerous shops and cafes as well as both Maida Vale Underground Station (Bakerloo Line) and Westbourne Park Underground Station(Circle and Hammersmith & City) . Leasehold, 146 years unexpired, service charge - £2,500.00, council tax band E. SOLE AGENTS.

Grittleton Road, Maida Vale W9

Reception

16'10 x 11'5 (5.13m x 3.48m)



Bedroom 2

11'10 x 10'3 (3.61m x 3.12m)



Kitchen

10'9 x 7'10 (3.28m x 2.39m)



En-suite Bathroom

8 x 3'2 (2.44m x 0.97m)



Master Bedroom

12'5 x 10'10 (3.78m x 3.30m)



Bathroom

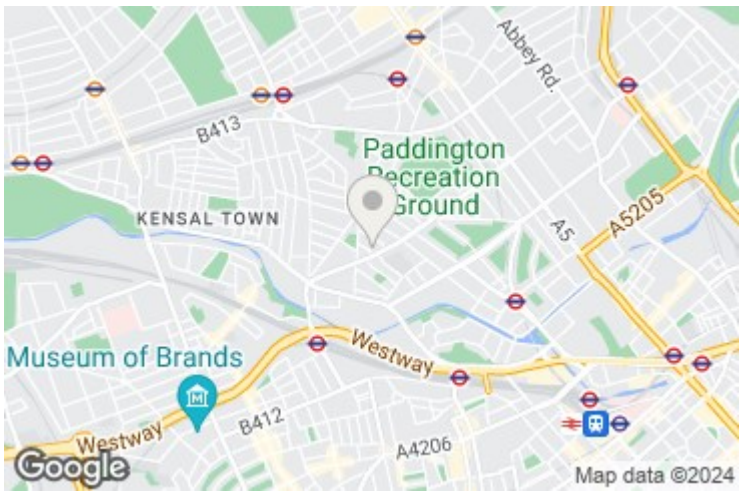
7'10 x 5'4 (2.39m x 1.63m)



Hallway

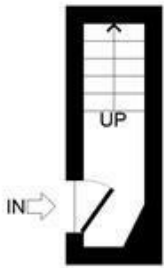


Storage 1

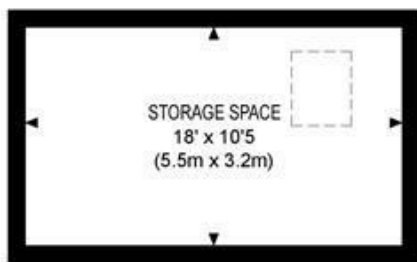


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	77
EU Directive 2002/91/EC	

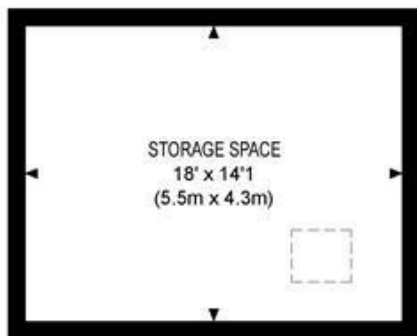
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	



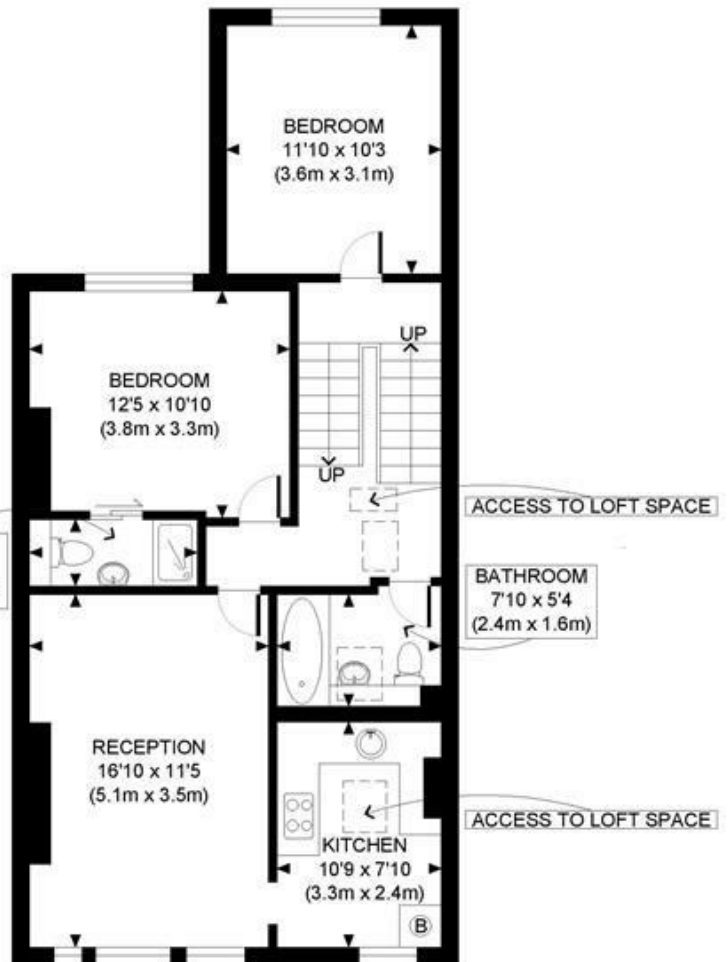
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 31 SQ FT



GROSS INTERNAL
FLOOR AREA 188 SQ FT



GROSS INTERNAL
FLOOR AREA 254 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 775 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 806 SQ FT/ 75 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.

MAIDA VALE

75 Castellain Road
Maida Vale

London W9 1EU

T 020 7266 5000

F 020 7266 1119

E w9@comptonreeback.co.uk

comptonreeback.co.uk

Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098
Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU

Directors: Brian Compton & Julian Reeback

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48 (centimeters), 1m (one meter) = 3.28 (feet)