



**Marylands Road, Maida Vale W9**

**Asking Price £320,000**

Compton Reeback are pleased to offer this bright charming One Bedroom apartment situated on the second floor of this end-of-terrace period building. The property is south and east facing and comprises of living room/dining area, kitchen, bathroom suite and spacious double bedroom. Located just off Shirland Road places it within easy reach of a variety of shops and Warwick Avenue Underground Station (Bakerloo Line), Royal Oak & Westbourne Park Stations (Hamersmith & City/Circle Lines). Early viewings are strongly advised to avoid disappointment.

Lease has 107 years unexpired, service charge £1200 pa, ground rent £250 pa, council tax band B.



## Marylands Road, Maida Vale W9

Living Room



Bedroom



Living Room



Bathroom



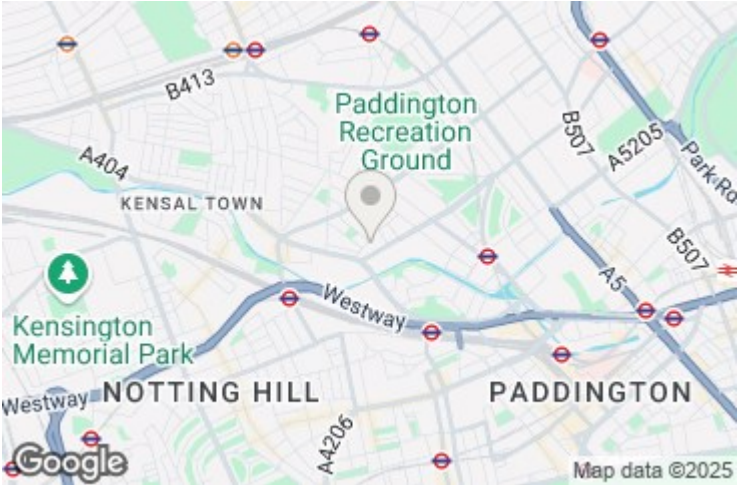
Kitchen



Exterior

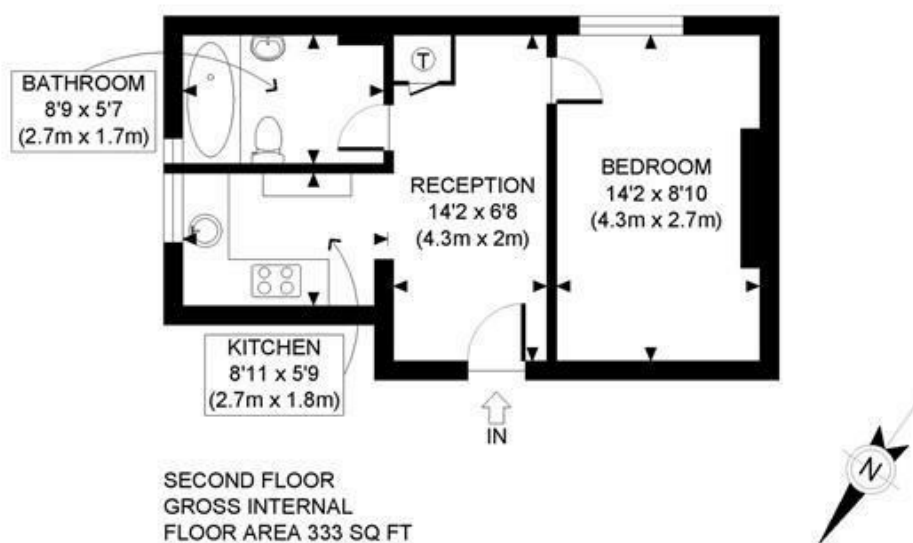


Marylands Road, Maida Vale W9



| Energy Efficiency Rating                    |           |                                                                                                              |
|---------------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                    |
| Very energy efficient - lower running costs |           |                                                                                                              |
| (92 plus) <b>A</b>                          |           |                                                                                                              |
| (81-91) <b>B</b>                            |           | <b>82</b>                                                                                                    |
| (69-80) <b>C</b>                            |           |                                                                                                              |
| (55-68) <b>D</b>                            |           |                                                                                                              |
| (39-54) <b>E</b>                            | <b>49</b> |                                                                                                              |
| (21-38) <b>F</b>                            |           |                                                                                                              |
| (1-20) <b>G</b>                             |           |                                                                                                              |
| Not energy efficient - higher running costs |           |                                                                                                              |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                            |         |           |
|-----------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                           | Current | Potential |
| Very environmentally friendly - lower CO2 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 CO2 emissions                                                       |         |           |
| England & Wales                                                                                           |         |           |
| EU Directive 2002/91/EC  |         |           |



APPROX. GROSS INTERNAL FLOOR AREA: 333 SQ FT/ 31 SQM

## PROPERTY PHOTO PLANS<sup>CO.UK</sup>

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](http://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) = 30.4cm (centimeters), 1m (one meter) = 3.29' (feet)