



Warwick Avenue, Maida Vale W9

£745,000

Compton Reeback are pleased to offer this delightful two bedroom raised ground floor apartment situated in this period house located only moments from Warwick Avenue Underground Station (Bakerloo Line). The flat boasts many original features including high ceilings, large bay window to the reception with feature fireplace and wooden flooring. Leasehold with 140 years unexpired, Service Charges £1500 pa, Ground Rent is peppercorn, Council Tax Band F

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Reception

22'0" x 16'6" (6.71 x 5.03)



Bedroom 2



Kitchen

9'2" x 7'0" (2.79 x 2.13)



Bathroom



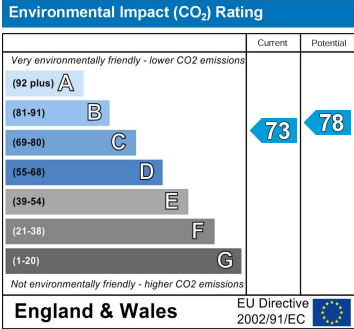
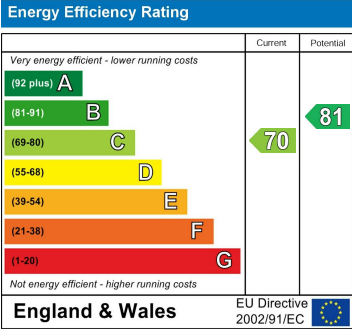
Bedroom 1

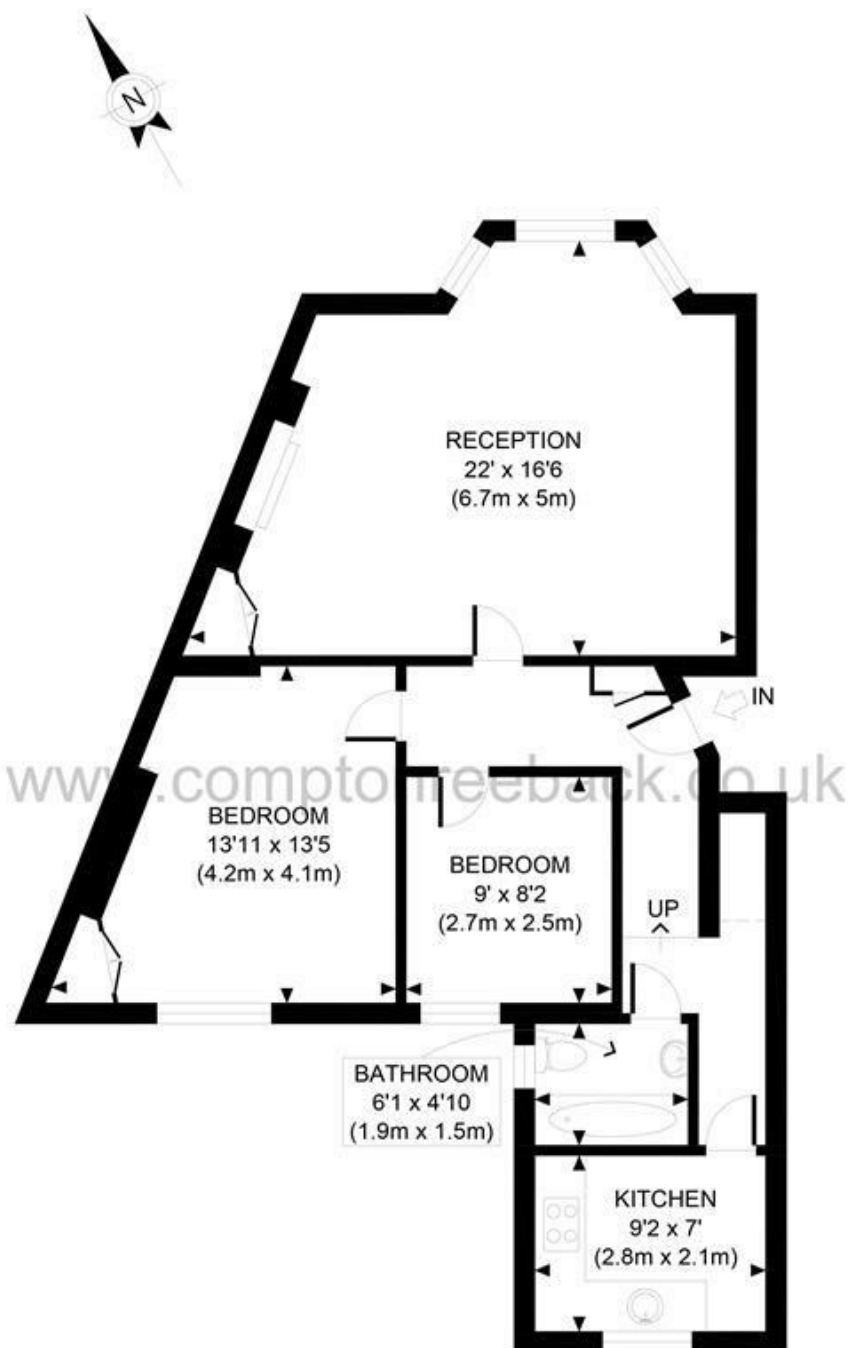


Exterior



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RAISED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 742 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 742 SQ FT / 69 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

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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) = 30.48cm (centimeters), 1m (one meter) = 3.28' (feet)

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