



Warlock Road, Maida Vale W9

£825,000

A spacious bright and airy two / three bedroom duplex apartment situated on the first and second floor of a period house. Offering flexible accommodation the property further comprises a reception room with bay window and high ceilings, good sized fitted kitchen with dining space, Family bathroom with shower and separate W/C. Located on Warlock Road the property is within easy reach of a wide selection of shops, bars and restaurants on Elgin Avenue. The closest Station is Westbourne Park Underground station (Circle and Hammersmith and City Line). Leasehold with 87 years unexpired, service charge - £1113PA, council tax band E. SOLE AGENTS.

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Reception 1



Bedroom 1



Reception 2 / Bedroom



Bedroom 2



Kitchen

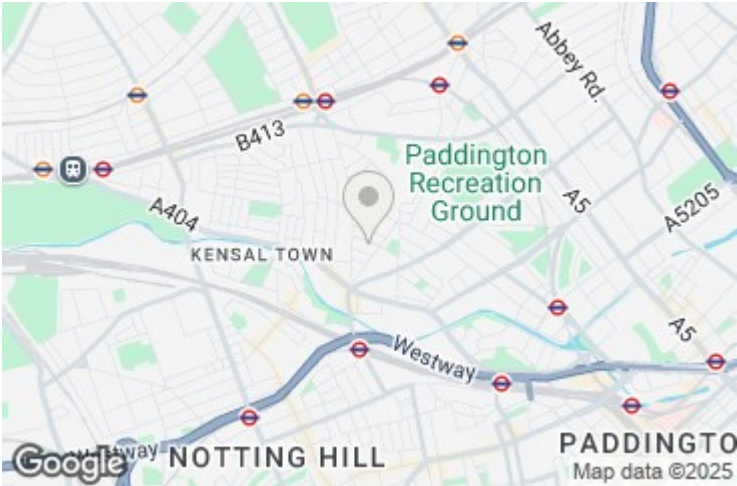


Family bathroom



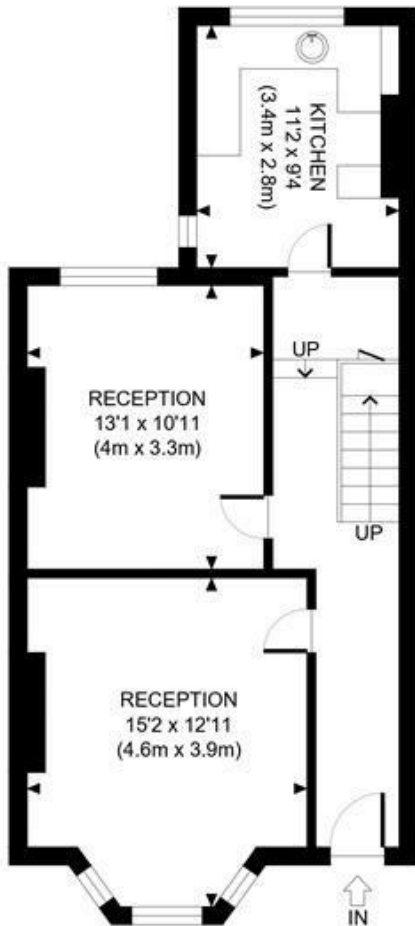
Exterior

Warlock Road, Maida Vale W9

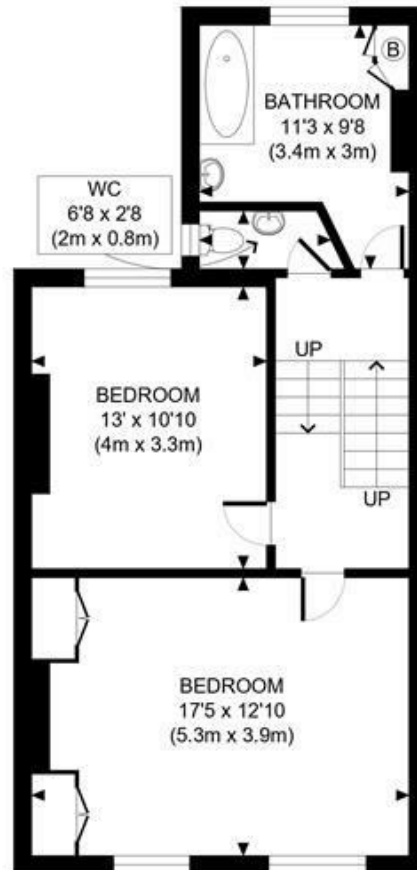


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	



RAISED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 574 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 574 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1148 SQ FT/ 107 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

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Est. 1995

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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) = 3.29' (feet)

comptonreeback.co.uk