



**Essendine Road, Maida Vale W9**

**£700,000**

A beautifully presented, bright and airy Second ( Top ) floor two bedroom apartment in this period building. The property comprises a lovely reception room with double glazing and feature fireplace, modern fitted kitchen with appliances and good dining space, double bedroom with full built in wardrobes, second double bedroom with cupboard, small feature fireplace, views over gardens and modern family bathroom. The apartment is conveniently positioned close to the open spaces of Paddington Recreation Ground with its extensive facilities, shops and eateries can be found along Castellain Road and Elgin Avenue together with Maida Vale underground station ( Bakerloo Line ), Share of Freehold with 93 years unexpired, Service Charge £0, council tax band D, NO CHAIN, SOLE AGENTS.



## Essendine Road, Maida Vale W9

Reception room



Bedroom 2



Kitchen



Bathroom



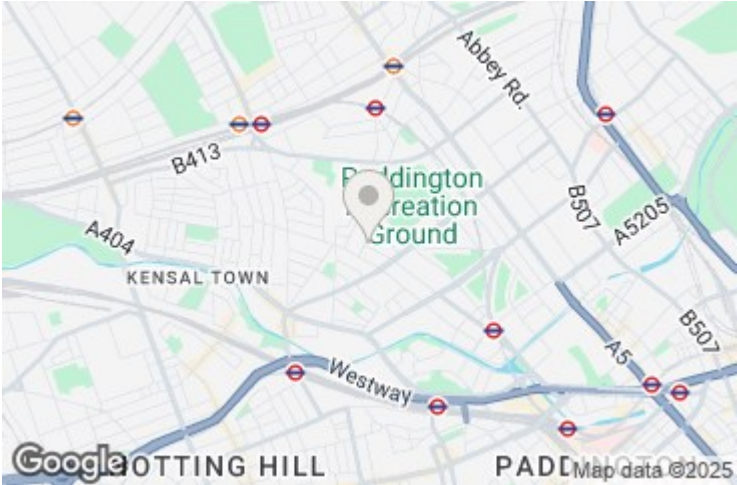
Bedroom 1



Exterior

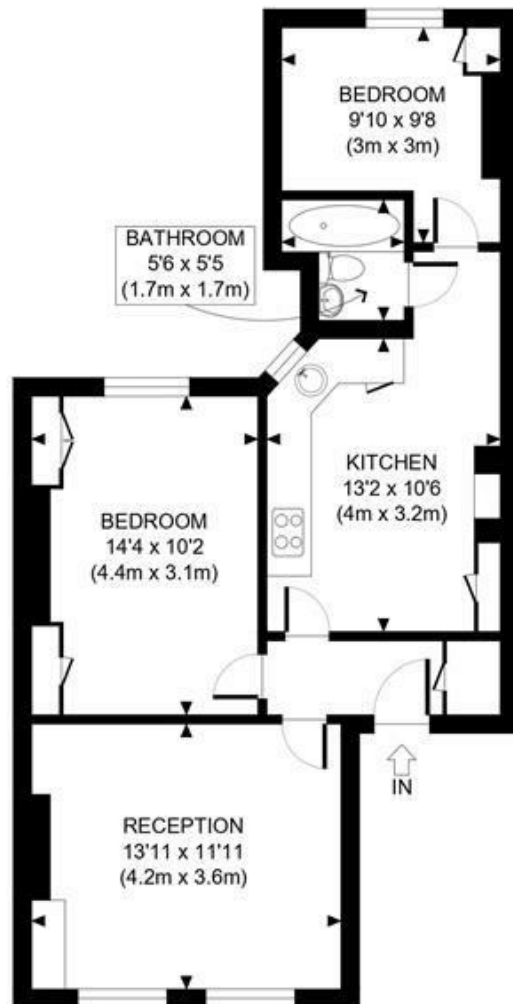


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 629 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 629 SQ FT/ 58 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)