



Blomfield Road, Maida Vale, W9

£535,000

A beautiful and bright first floor one Bedroom apartment on this popular Little Venice street with canal views. The apartment has a reception room with two large sash windows and high ceilings with an Italian kitchen with granite counter top and views over landscaped communal gardens. South west facing bedroom, fitted bathroom, loft for storage, and wood flooring throughout. Conveniently positioned alongside the Regents Canal, this peaceful location is just 200 meters from Warwick Avenue Underground station (Bakerloo line) and with local eateries and shops along Formosa Street and Clifton Nurseries around the corner. Share of Freehold. with Leasehold of 990 years unexpired, service charge - £1330 per annum, council tax band C. SOLE AGENTS

Blomfield Road, Maida Vale, W9

Reception

17'4" x 13'6" (5.28 x 4.11)



Bathroom

7'10 x 6'3 (2.39m x 1.91m)



Bedroom

9'8" x 7'6" (2.95m x 2.29m)



Communal Gardens



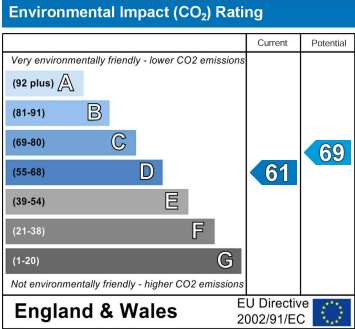
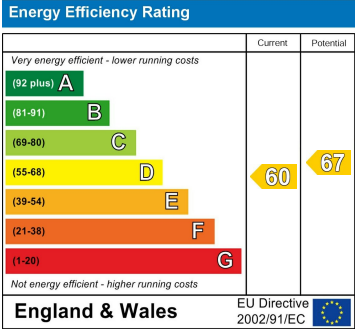
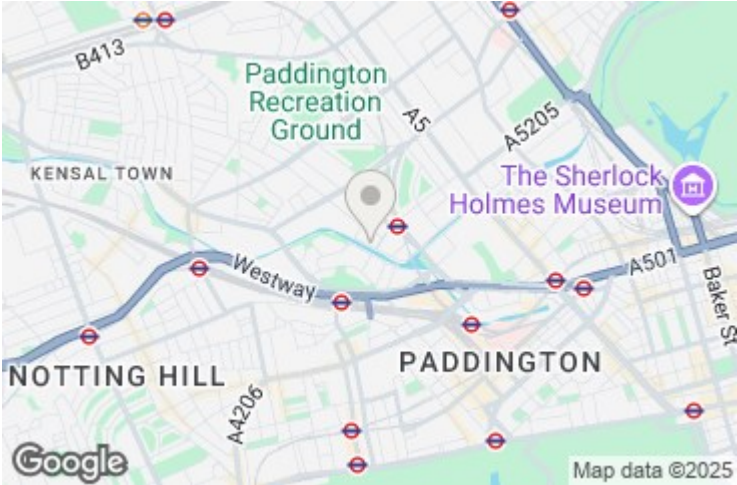
Kitchen



Exterior



Blomfield Road, Maida Vale, W9





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 417 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 417 SQ FT / 39 SQM

Ref: CR

Copyright **photoplan**

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

MAIDA VALE

75 Castellain Road
Maida Vale
London W9 1EU

T 020 7266 5000

F 020 7266 1119

E w9@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)

comptonreeback.co.uk