

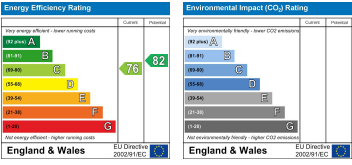
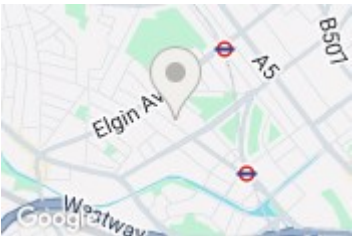


**Delaware Road, London W9**

**£455 per week / £1,971.66 per calander month**

Located in the heart of Maida Vale is this fantastic first floor two bedroom apartment with balcony situated in this popular red brick mansion block. The flat comprises a large reception room with a private balcony, fitted eat-in-kitchen, tiled bathroom, large double bedroom with fantastic fitted wardrobes and a smaller double bedroom/study. Ideally located between Elgin Avenue and Sutherland Avenue the flat is within easy access to both Maida Vale and Warwick Avenue Underground Stations (Bakerloo Line) as well as an array of shops, restaurants and cafes.

Available from 24th October 2025. Offered Furnished  
EPC Rating: C | Council Tax: Westminster Band E







# **FIRST FLOOR** GROSS INTERNAL FLOOR AREA 741 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 741 SQ FT / 68 SQM

Ref:

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

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