



Leith Mansions, Grantully Road W9

£4,395 Per Month

We are pleased to offer this beautiful bright and airy three-bedroom, two-bathroom mansion flat available from end of October.

The property is ideally located in the leafy heart of Maida Vale, on the second floor of a quiet one-way street overlooking a rose garden on one side and a lovely well-kept south facing communal garden on the other side.

It comprises of a spacious kitchen-dining room fully equipped with modern German appliances and showcasing a lovely dining area with pendant lights. This room is flooded with natural light with 2 large windows and a clear glass door leading to a small outside space equipped with a charming balcony bar where you can enjoy coffee or lunch on sunny days.

A gorgeous living room boasts a beautifully tiled fireplace and a bow window offering a cosy homely feel.

3 airy double bedrooms and 2 bathrooms (with WC): a main bathroom including a bathtub + walk-in shower and an en-suite shower room.

The property has been recently refurbished to a high standard with ample storage space.

Leith Mansions, Grantully Road W9

Reception

Large (Large)

Bedroom

Double (Double)

Bedroom

Double (Double)

Bedroom

Double (Double)

Kitchen



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		
	64	70
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
	58	66
England & Wales		
EU Directive 2002/91/EC		

Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098
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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)

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