



Grantully Road, London W9

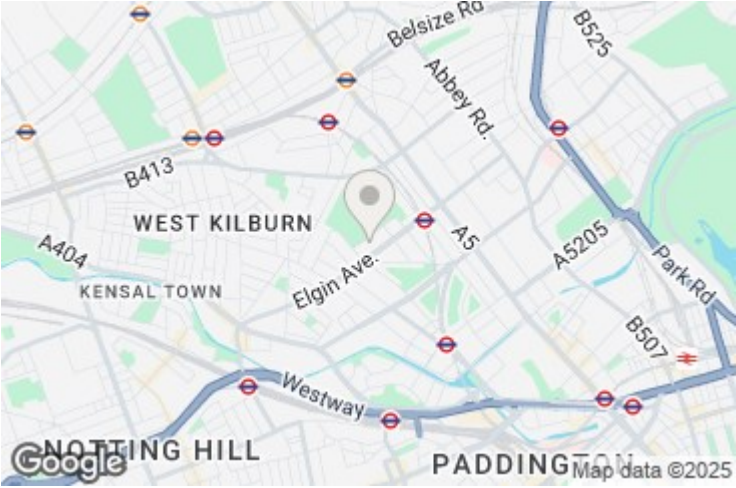
£4,050 PCM

We are pleased to offer this beautiful bright and airy three double bedroom, two bathroom (1 en-suite) mansion flat that has been recently refurbished to a high standard. The property is located in the 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 eat-in kitchen fully equipped with modern German appliances, the kitchen is flooded with natural light with 2 large windows and a clear glass door leading to a small outside space. The property further benefits from a gorgeous living room boasting a beautifully tiled fireplace a bow window offering a cosy homely feel, the property boasts ample storage space & a balcony overlooking the beautiful Paddington Recreation Ground. The apartment is surrounded by the great sporting amenities of the Paddington recreation ground (gym, courts and pitches) and convenient transport links such as Maida Vale and Warwick Avenue (Bakerloo line) in Little Venice.

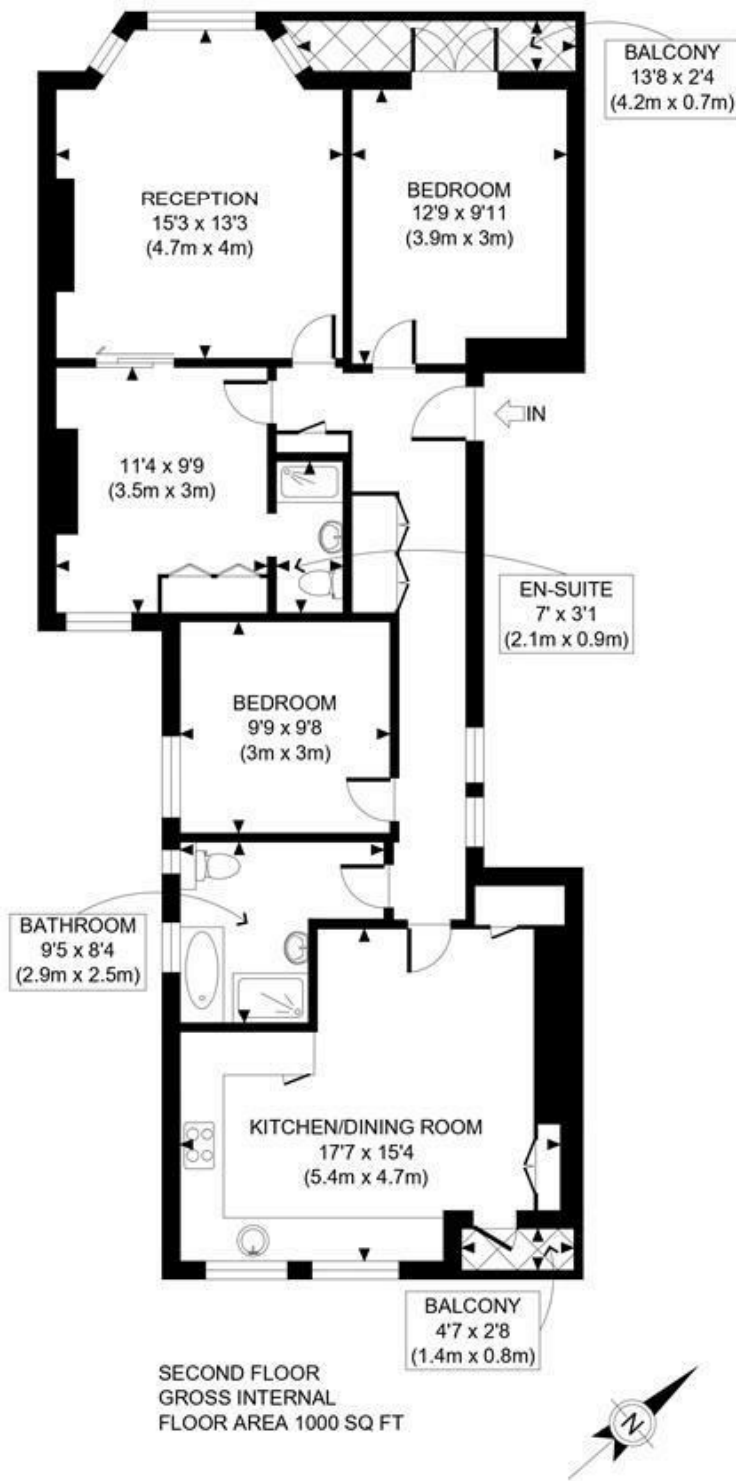
Available: End Of October 2025 | Offered Unfurnished
EPC Rating: C | Council Tax: Westminster Band F

Grantully Road, London 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 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		
England & Wales	EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA: 1000 SQ FT/ 93 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.

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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) = 30.48cm (centimetres), 1m (one meter) = 3.29' (feet)