



## Goldney Road, London W9

**£925,000**

A beautifully presented three bedroom maisonette arranged over the raised ground and lower ground floors of this period building. This spacious apartment boasts 1150 SqFt of space which includes three double bedrooms, a spacious double reception room with feature fireplace, separate kitchen, family bathroom and an ensuite shower room. The property also has access to a private patio at the rear and further benefits from high ceilings in the reception room, woodflooring, period features and good storage throughout together with Share of Freehold with 991 year lease. Ideally located close to Maida Vale Underground Station (Bakerloo Line), the open spaces of Paddington Recreation Ground as well as the shops and cafes of Lauderdale Parade and Castellain Road. Further transport links can be found at Paddington Main Line Station together with the Elizabeth Line. Share of Freehold with 991 years remaining. Council Tax Band F, Ground rent £0, Service Charges £1,200pa.

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**Reception Room**



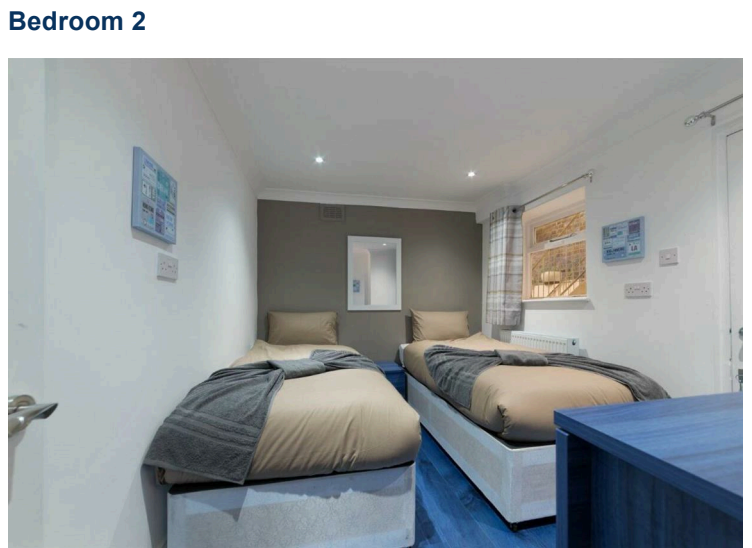
**Bedroom 1**



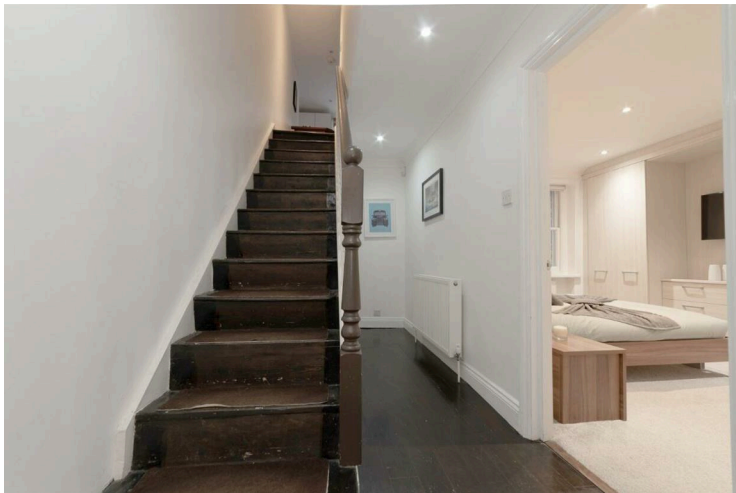
**Kitchen**



**En suite shower room**



**Hallway**



**Bedroom 3**

**Bathroom**

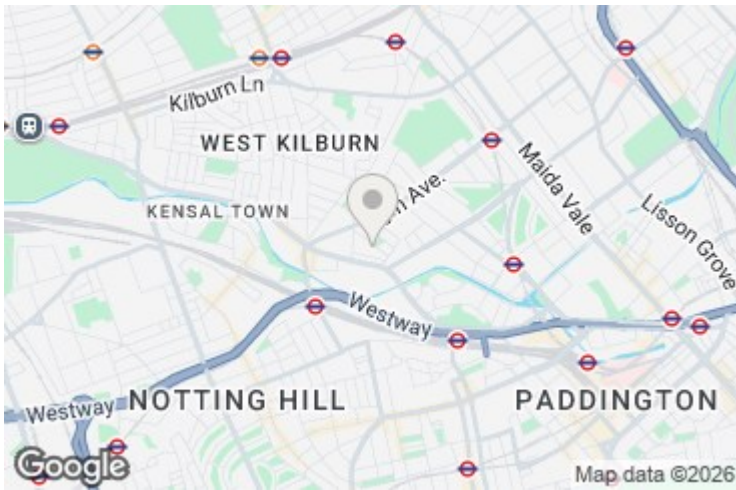


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## Private patio



## Exterior



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
56	
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	79
(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	
56	
England & Wales EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA WITH STORAGE 1134 SQ FT / 105 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STORAGE 1097 SQ FT / 102 SQM

**MAIDA VALE**

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Est. 1995

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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 (centimeters), 1m (one meter) = 3.29'(feet)