



## Delaware Mansions, Maida Vale, W9

**£740,000**

Compton Reeback are pleased to offer this stunning two bedroom apartment situated on the top floor of this popular mansion block ideally located between Elgin Avenue and Sutherland Avenue. The flat has recently been updated and is beautifully presented, accommodation further comprises a spacious reception room with feature fireplace, built-in storage cupboards - bookcases and double glazed windows, modern fitted kitchen with island that opens directly to dining room / second bedroom, 15' double master bedroom, and modern bathroom with shower.

Delaware Road is ideally located close to numerous shops, cafes and Paddington Sports Club and Warwick Avenue Underground Station (Bakerloo Line) and Paddington mainline station with the Heathrow Express and Elizabeth line. Council Tax Band E. Leasehold 972 years unexpired Service charge £2322 per annum. Sole Agent.

# Delaware Mansions, Maida Vale, W9

## Reception room



## Bedroom 2



## Kitchen



## Bathroom



## Bedroom 1

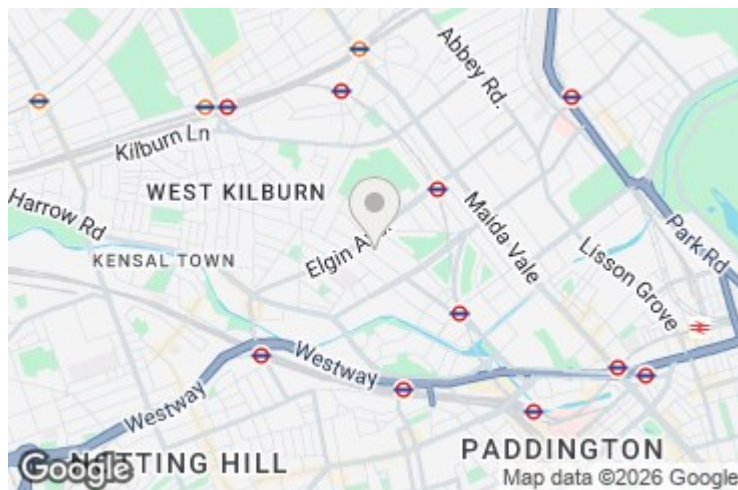


## Exterior



# Delaware Mansions, Maida Vale, W9

Bedroom 2nd shot



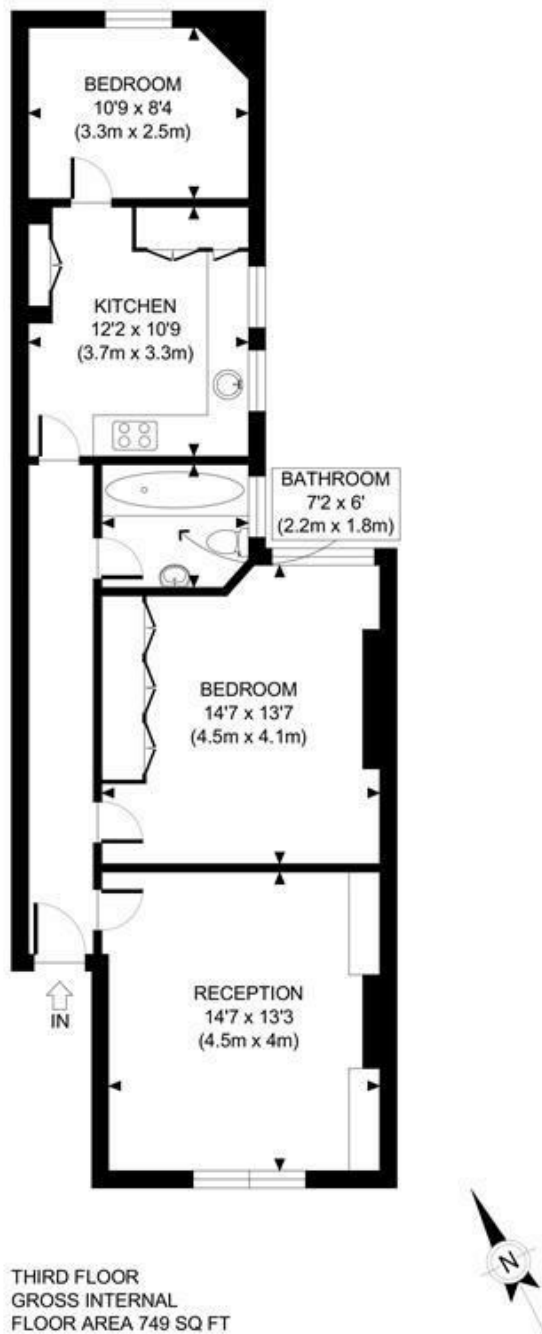
Kitchen - dining space



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>61</b>	<b>61</b>
			<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

Reception - 2nd shot





APPROX. GROSS INTERNAL FLOOR AREA: 749 SQ FT/ 70 SQM

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.

**PROPERTY PHOTO PLANS**.co.uk  
ONE STOP SHOP FOR PROPERTY MARKETING

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

[comptonreeback.co.uk](http://comptonreeback.co.uk)