



Essendine Road, Maida Vale W9

Offers In The Region Of £850,000

We are pleased to offer this first floor, four bedroom Essendine Road apartment that requires full refurbishment.

This apartment of approximately 1140SqFt that comprises 18' reception room, spacious kitchen with adjoining pantry space, three double bedrooms with fourth study / bedroom, family bathroom with additional separate W/C.

The apartment also has wonderful high ceilings, period features throughout and use of communal gardens.

Essendine Road is ideally located close to Maida Vale Underground Station, 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. Council Tax Band E, Service Charges to be confirmed, leasehold 103 years unexpired, ground rent £250 per annum. SOLE AGENT.

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Reception room



Bedroom 2



Kitchen



Bedroom 3



Bedroom 1



Bedroom 4

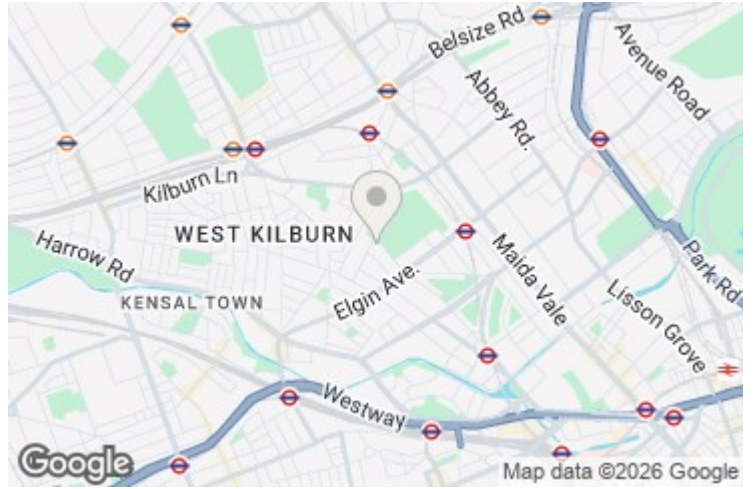


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Bathroom



Cloakroom

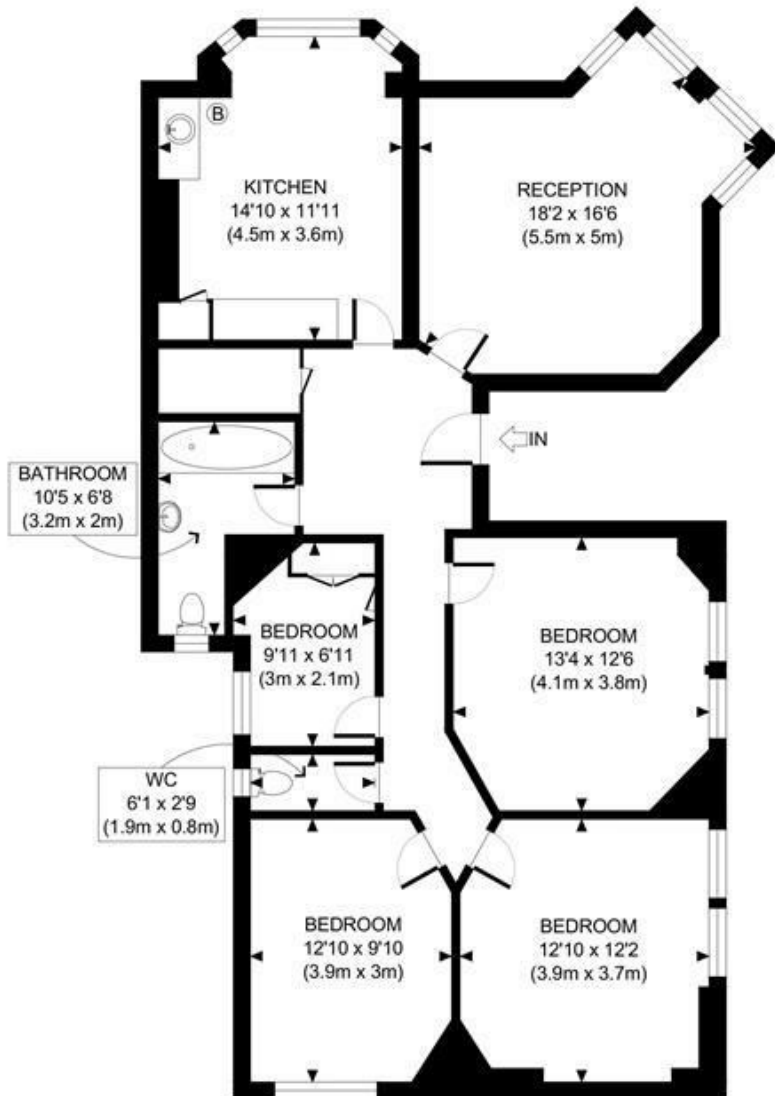


Exterior



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

Reception room 2nd shot



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1140 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1140 SQ FT/ 106 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.

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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

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

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