



Delaware Mansions, Maida Vale W9

£725,000

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 been decorated to a very high standard offering a spacious reception room with feature fireplace Master bedroom with excellent space for wardrobes, modern fitted kitchen with dining space and sliding doors opening to a second bedroom that offers flexibility to be used as additional dining room or as currently used as an office. Delaware Mansions is ideally located close to Warwick Avenue Underground Station, the open spaces of Paddington Recreation Ground as well as the shops and cafes of Lauderdale Parade and Formosa Street. Share of Freehold with 952 year lease. Service charges £2400 pa. Ground rent N/A, Council tax band F. SOLE AGENT.

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Reception



bedroom 2



Kitchen



Bathroom



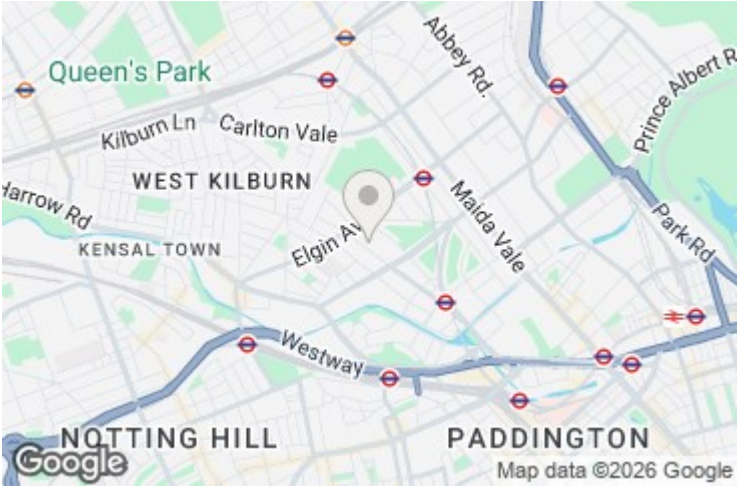
Bedroom 1



Exterior

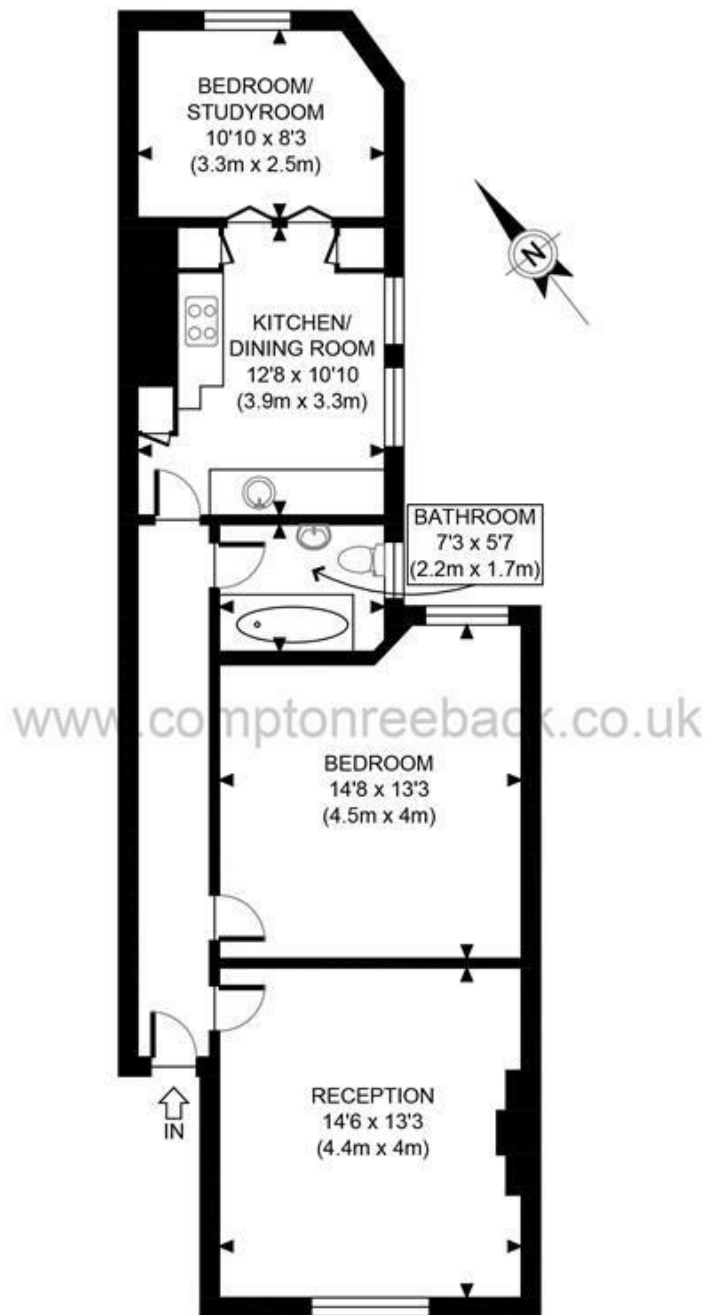


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	66
England & Wales	EU Directive 2002/91/EC	

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



FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 741 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 741 SQ FT / 69 SQM Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	Delaware Mansions W9 date 12/11/20 photoplan 
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MAIDA VALE

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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) = 30.48cm (centimeters), 1m (one meter) = 3.28' (feet)

comptonreeback.co.uk