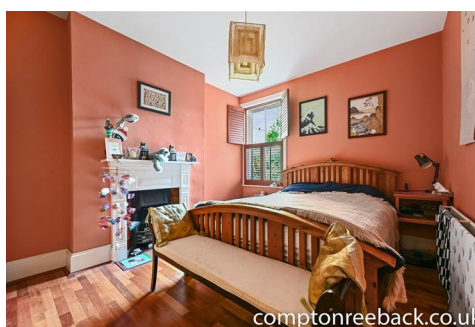




Essendine Road, Maida Vale W9

£725,000

A beautifully appointed and bright two double bedroom apartment situated on the raised ground floor of this popular mansion block located in a quiet residential turning moments from the open spaces of Paddington Recreation Ground. The apartment boasts a bright 'south aspect' reception room with feature fireplace and bay window, spacious fitted kitchen with dining space, master bedroom with fantastic wardrobe potential, second double bedroom with feature fireplace, modern family bathroom with separate walk in shower. The apartment also has plantation blinds and woodflooring and period features throughout. Essendine Mansions is conveniently located close to both Maida Vale and Warwick Avenue Underground Stations (Bakerloo Line) as well as Paddington Station (Bakerloo Line, Circle Line, District Line, Hammersmith & City Line and Elizabeth Line). The flat further benefits from the use of a basement storage room (Not demised) Leasehold with unexpired lease of 145 years, Council Tax Band D, Service charge £1800pa **SOLE AGENT.**

Essendine Road, Maida Vale W9

Reception room



Bedroom 2



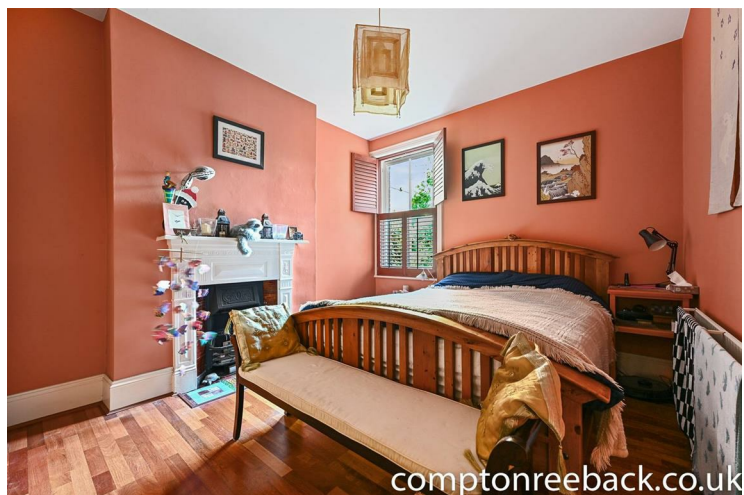
Kitchen



Bathroom



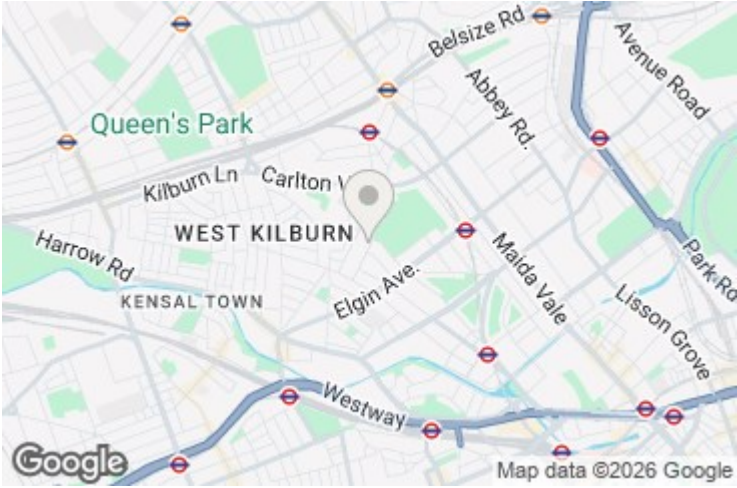
Bedroom 1



Exterior

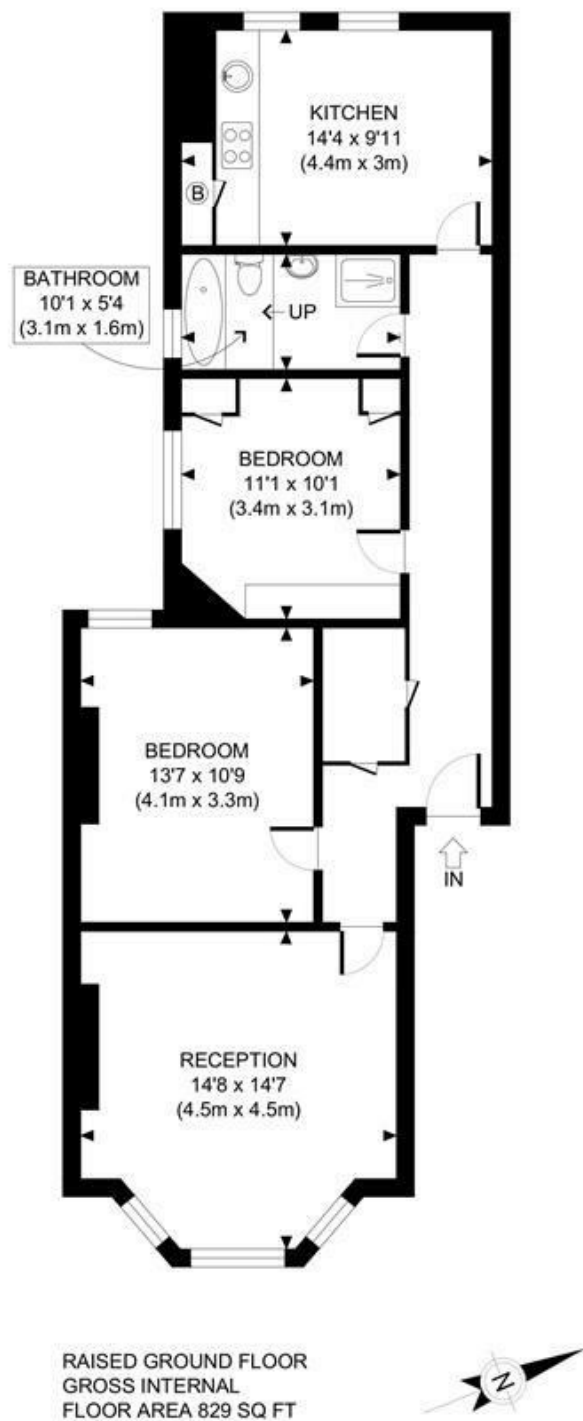


Essendine Road, Maida Vale W9



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: 829 SQ FT/ 77 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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