



# Delaware Road, Maida Vale, W9

Asking Price: £835,000

Benham  
& Reeves

# Delaware Road, Maida Vale, W9

 2 Bedroom (s)  1 Bathroom (s)  Share of Freehold

A bright and spacious 2 bedroom apartment comprising 880 sqft / 81.7 sqm on the first floor of this highly desirable mansion block in central Maida Vale.

The accommodation offers two bedrooms, reception room, kitchen/diner, bathroom and balcony.

Delaware Road is a delightful tree lined avenue in close proximity to Warwick Avenue Underground station (Bakerloo line), Paddington Recreation Ground and the shops of Lauderdale Parade.

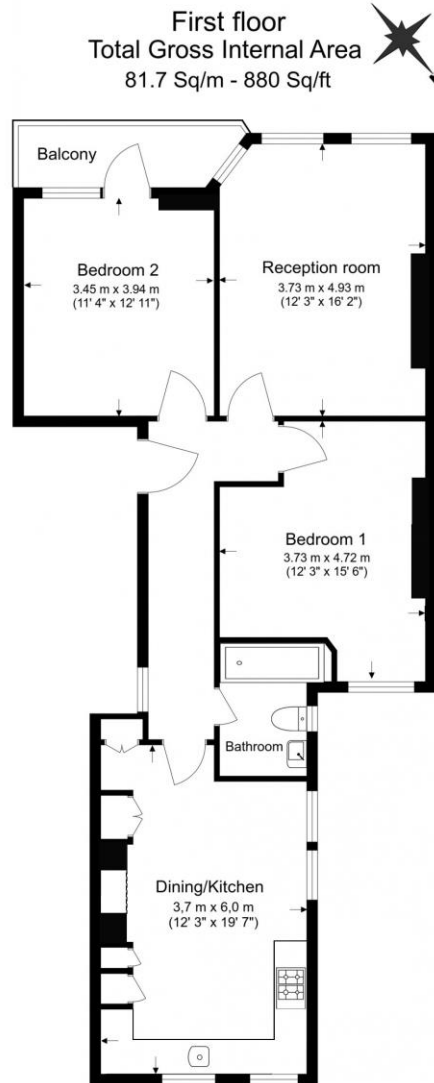




## Property Features:

- 2 Bedrooms
- Reception Room
- Kitchen/Diner
- Bathroom
- Balcony
- Share of Freehold
- Chain Free
- Convenient Location





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

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£835,000
Tenure:	Share of Freehold Expires 28/09/2976 Approximately 951 Years Remaining
Ground Rent:	£100.00 (per annum) 25/12/2023 - 24/12/2024
Service Charge:	£2,808.92 (per annum) 25/12/2023 - 24/12/2024

## Viewings:

All viewings are by appointment only through our Hampstead Office.

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