



Delaware Road, W9
Guide Price: £795,000, Leasehold of 951 years remaining





Guide Price: £795,000

**Leasehold of 951 years remaining
Unexpired**

Service Charge: £2,900 per annum

Ref PCL250050

Delaware Road, W9

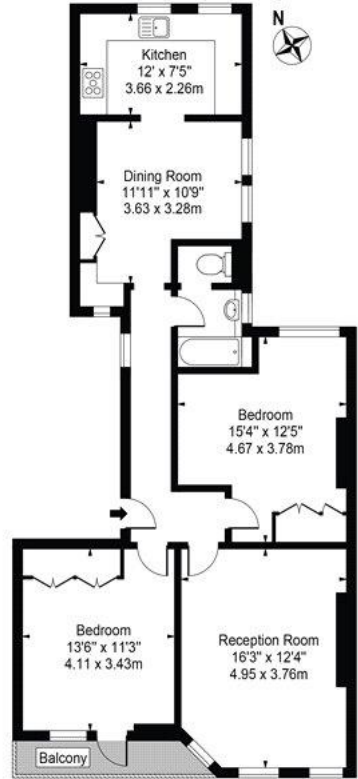
This is a fantastic opportunity to acquire a well presented and proportioned lateral apartment, situated on the first floor of a highly popular mansion block moment away from the beautiful canals of Warwick Avenue/Little Venice & Maida Vale W9.

The property is currently in good rental condition, boasting impressive ceiling volumes and sash windows throughout. Comprising a very large and airy reception room, the principal bedroom with plenty of wardrobe space, an almost equal sized second bedroom and a family bathroom. At the end of the delightful corridor which navigates you nicely around this lovely flat, is your modern kitchen open plan to a great sized

dining room. The property further benefits from the buildings long term lease.

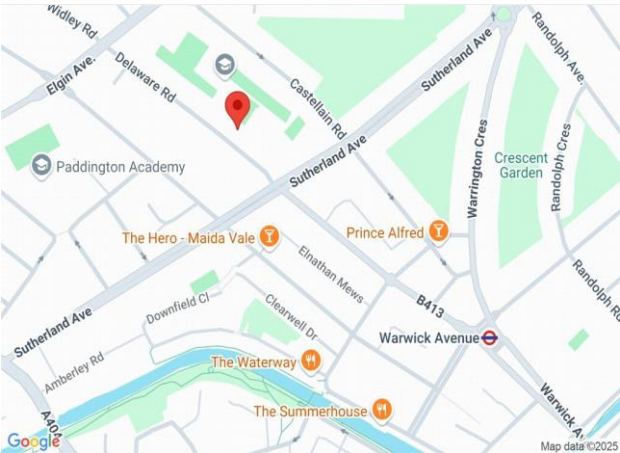
Delaware Mansions is a secure and handsome mansion block located directly opposite the well know BBC studios on the quiet leafy and residential Delaware Road. Both Maida Vale & Little Venice's elegant highstreets filled with world class shops and amenities are just around the corner, with Paddington Recreation Grounds open green spaces also nearby. Both Maida Vale & Warwick Avenue Tubes offer efficient and simple transportation across London via the Bakerloo Line, with Paddington rail station also within close proximity, adding further convenience to your transport links.

Delaware Mansions
Approx. Gross Internal Area 884 Sq Ft - 82.12 Sq M



First Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.