



Delaware Road, W9

Guide Price: £850,000, Leasehold of 998 Years Unexpired Remaining

Anderson//Rose





Guide Price: £850,000

**Leasehold of 998 years remaining
unexpired**

Service Charge: £2,604.00 per annum

Ref PCL250060

Delaware Road, W9

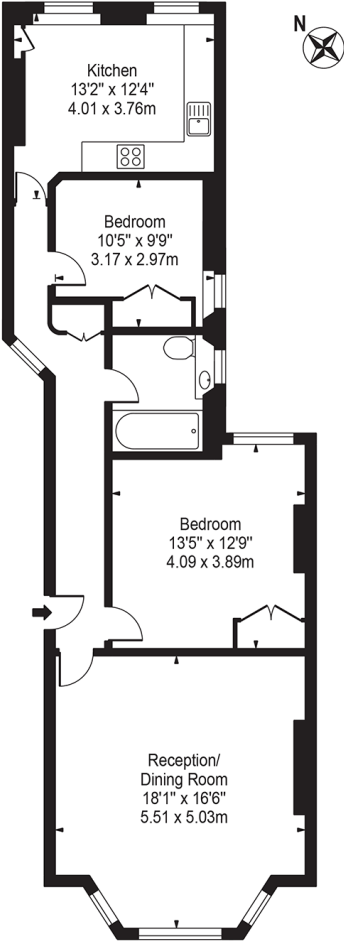
This is a fantastic opportunity to acquire a beautifully presented and generously proportioned lateral apartment, situated on the ground floor of a highly sought-after mansion block just moments from the picturesque canals of Warwick Avenue, Little Venice and Maida Vale (W9).

The property has been recently renovated to an excellent standard and boasts impressive ceiling heights and elegant sash windows throughout. Accommodation comprises a spacious and airy reception room, a principal bedroom with ample fitted wardrobes, and a second bedroom of with further built in wardrobes. There is also a contemporary family

bathroom and, to the rear, a modern kitchen with space for dining. Additional benefits include a long lease and a resident porter.

Delaware Mansions is a handsome and secure period block, located directly opposite the renowned BBC Studios on the quiet, leafy Delaware Road. Residents enjoy close proximity to the charming high streets of Maida Vale and Little Venice, home to an array of boutique shops, cafés and restaurants, while the open green spaces of Paddington Recreation Ground are also nearby. Excellent transport links are provided by Maida Vale and Warwick Avenue underground stations (Bakerloo Line), with Paddington Station within easy reach for rail and Heathrow Express services.

Delaware Mansions
Approx. Gross Internal Area 866 Sq Ft - 80.45 Sq M



Ground 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		
69-80	C		79 C
55-68	D	66 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.