



Delaware Road, W9

Guide Price: £925,000, 950 years remaining on the lease unexpired

Anderson//Rose





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Approximately 950 years
remaining on the lease, unexpired

Service Charge: £2,080 per annum

Ref PCL250083

Delaware Road, W9

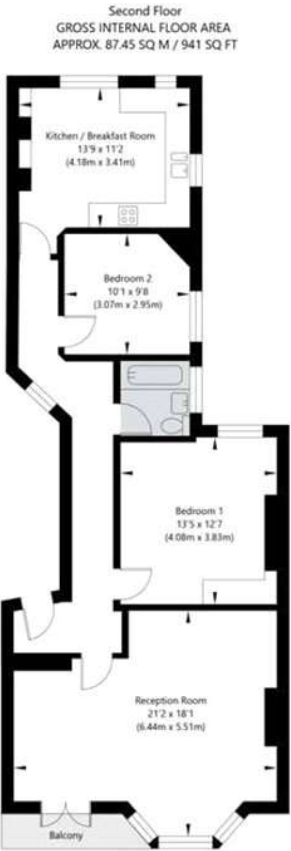
This is an excellent opportunity to acquire a beautifully presented and generously proportioned lateral apartment, situated on the second floor of a highly sought-after mansion block just moments from the picturesque canals of Warwick Avenue, Little Venice and Maida Vale (W9)

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 leading onto a private balcony, the principle bedroom with ample fitted wardrobes, a good sized second bedroom, a contemporary family bathroom

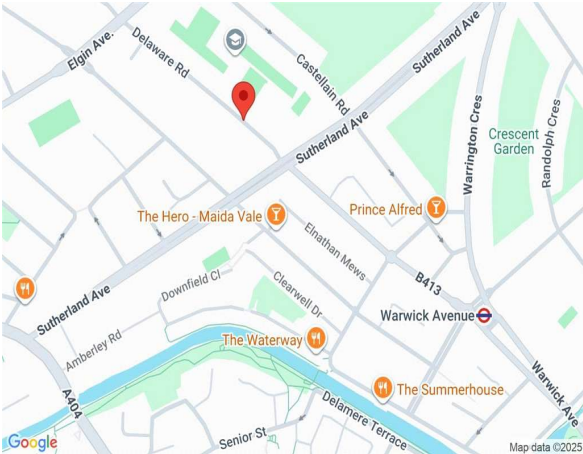
and, to the rear, a modern eat-in kitchen/dining room. Additional benefits include a long lease and a resident porter.

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, Delaware Road, London W9 2LH



APPROXIMATE GROSS INTERNAL FLOOR AREA 87.45 SQ M / 941 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 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.