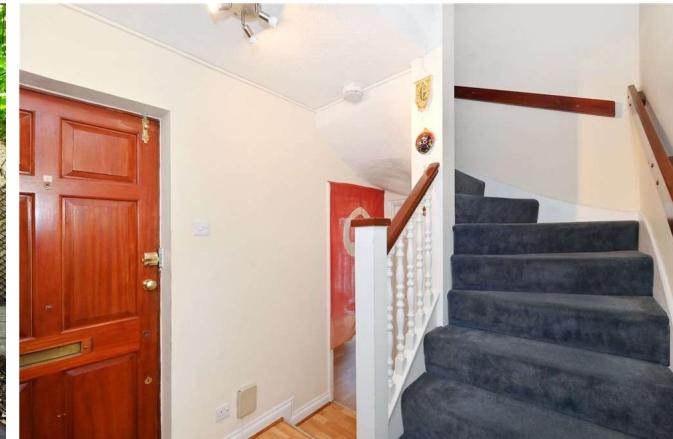
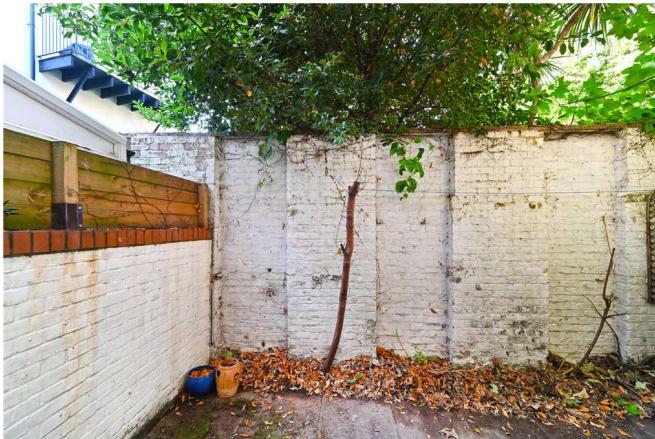




Maple Mews, NW6
£775 per week, Unfurnished & Available from 21st March

Anderson / Rose





£775 per week

Unfurnished and available from
21st March

Ref PCL230171

Maple Mews, NW6

A rare opportunity to rent this well-presented mews house situated on a gated mews which is in a superb location in Northwest London, NW6.

The property is split across three levels and comprises of a large and bright reception room with a separate kitchen with modern appliances, the principal bedroom suite with generous wardrobe space, the second bedroom again with fitted wardrobes and an ensuite bathroom, the third bedroom which leads onto a private garden, a shower room & toilet, and a large storage cupboard/study. Further benefits include a garage and on street allocated parking space for one car.

Maple Mews is a secure gated and secluded residential mews nestled between both Little Venice & St Johns Wood. Maida Vale & Little Venice high streets are on your doorstep and provide you with an array of shops, restaurants, pubs and cafe's, with the addition of the well renown Paddington Recreational Ground just a few streets away. Maida Vale Tube station is just down the road and provides a simple and efficient commute across the capital.

Maple Mews

Approx. Gross Internal Area 1010 Sq Ft - 93.83 Sq M
(Excluding Storage)

Approx. Gross Internal Area Of Storage 145 Sq Ft - 13.47 Sq M



Courtyard Garden
16'6" x 9'7"
5.03 x 2.92m
(approximate)

Bedroom
9'5" x 7'11"
2.87 x 2.41m

Storage
14'9" x 9'3"
4.50 x 2.82m

Bedroom
7'9" x 6'6"
2.36 x 1.98m

Bedroom
11'5" x 9'10"
3.48 x 3.00m

Bedroom
11'10" x 10'6"
3.61 x 3.20m

Kitchen
14' x 8'
4.27 x 2.44m

Reception/
Dining Room
16'6" x 15'1"
5.03 x 4.60m

Second Floor

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.