



Delaware Road, W9
Guide Price: £700,000, Leasehold





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**Leasehold of 950 years remaining
unexpired**

Service Charge: £2,500 per annum

Ref PCL250053

Delaware Road, W9

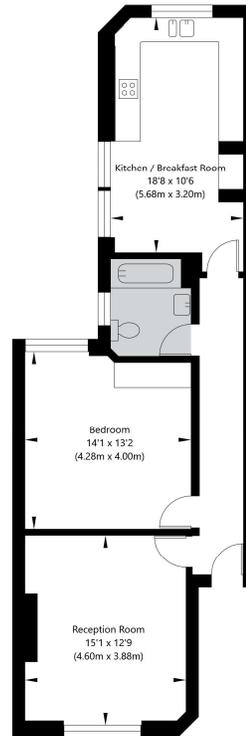
This is a fantastic opportunity to acquire a nicely presented and generously proportioned lateral apartment, situated on the raised ground floor of a highly sought-after mansion block just moments from the picturesque canals of Warwick Avenue, Little Venice and Maida Vale (W9).

The property has been finished to a good standard, profits from impressive ceiling heights and elegant sash windows throughout. The accommodation comprises of a spacious and airy reception room, a large bedroom with ample fitted wardrobes, 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 2LJ

Raised Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 68.12 SQ M / 733 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 68.12 SQ M / 733 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	82 B
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.