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# Maida Vale, London, W9

## Offers In Excess Of £500,000

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Set on the first floor of a striking Victorian conversion is this exceptionally well priced and large, one bedroom apartment offering close to 600 sq.ft of living accommodation.

Accommodation comprises a bright 28ft open plan kitchen reception with wood flooring, with double doors leading to a private balcony. Further, there is a well sized principal bedroom, a modern shower room and plentiful storage throughout.

The apartment is ideally located on a sought after turning in Maida Vale, being within walking distance to the wonderful open space of Paddington Recreation Ground and with further access to Regents Park. The apartment is also located within 0.2 miles of Maida Vale Underground Station providing access to Baker Street and Paddington Station within minutes. The cafes, restaurants and shops on Clifton Road are also a short walk away (0.6 miles).

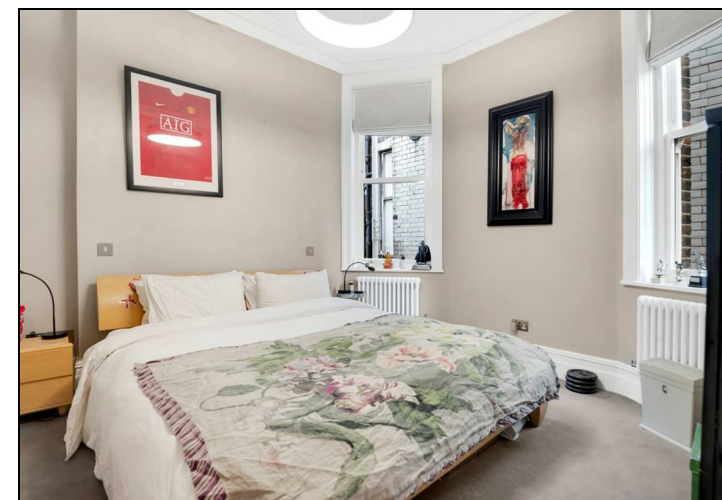
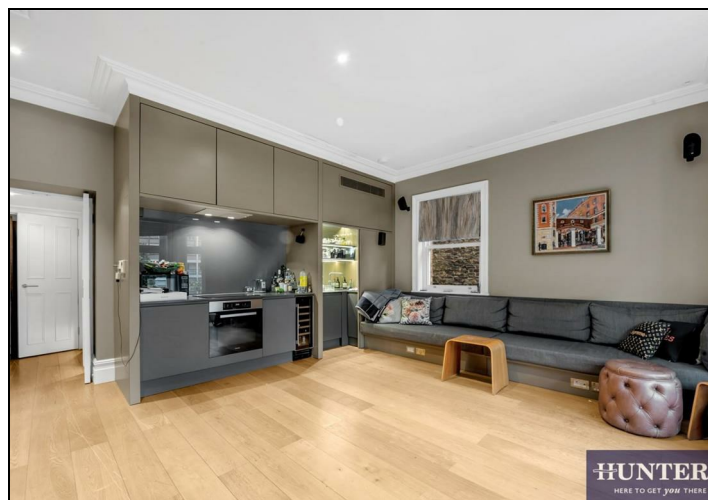
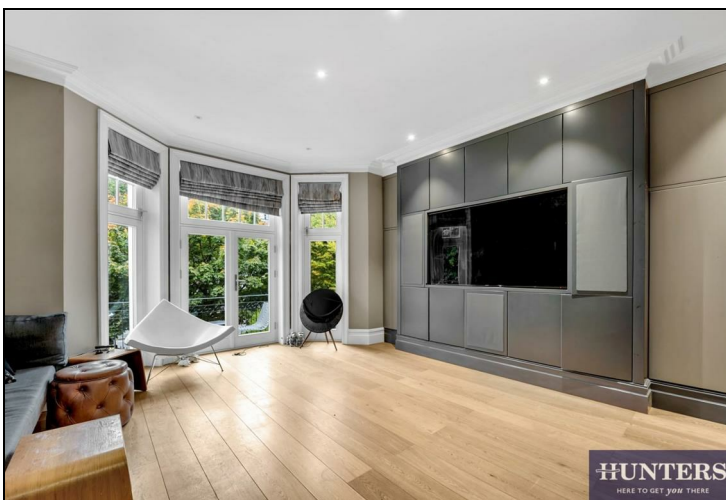
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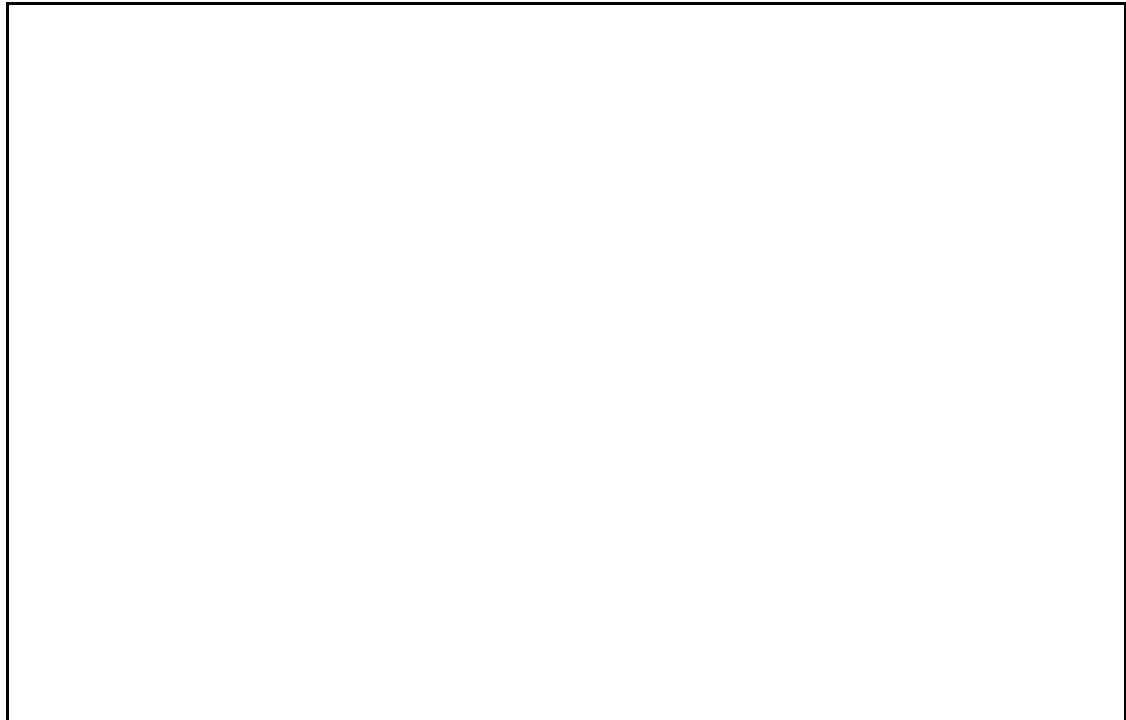
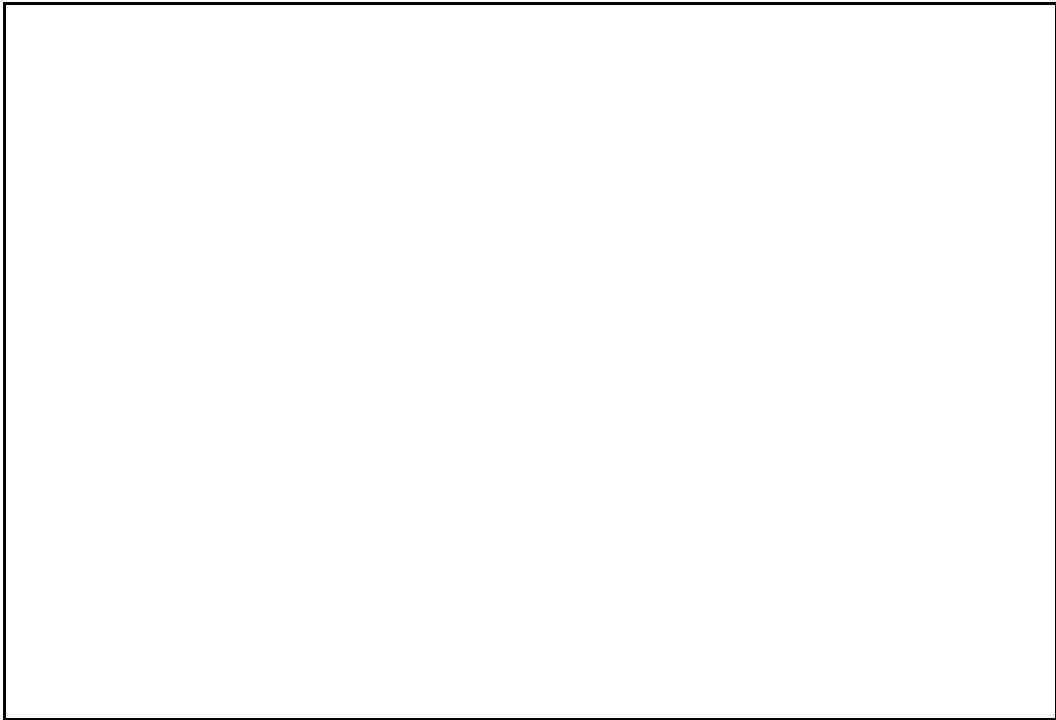


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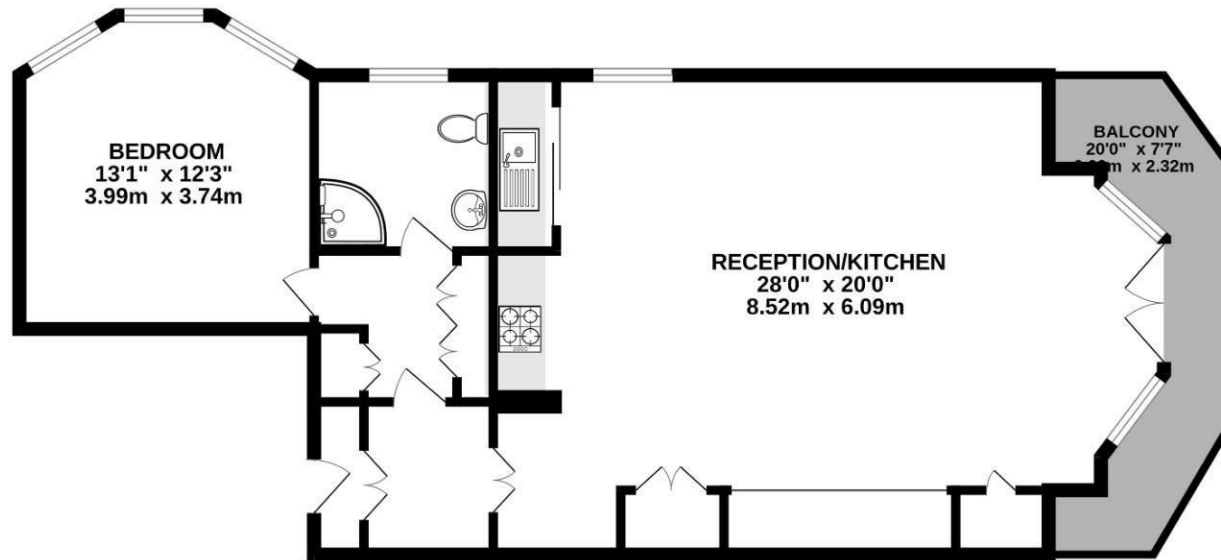
## KEY FEATURES

- Large and well presented one double bedroom apartment
- Converted from the first floor of an imposing period property
- 28ft open plan reception room
- Close proximity to Maida Vale transport links
  - Sold Chain Free
  - 97 Year lease
  - Private balcony



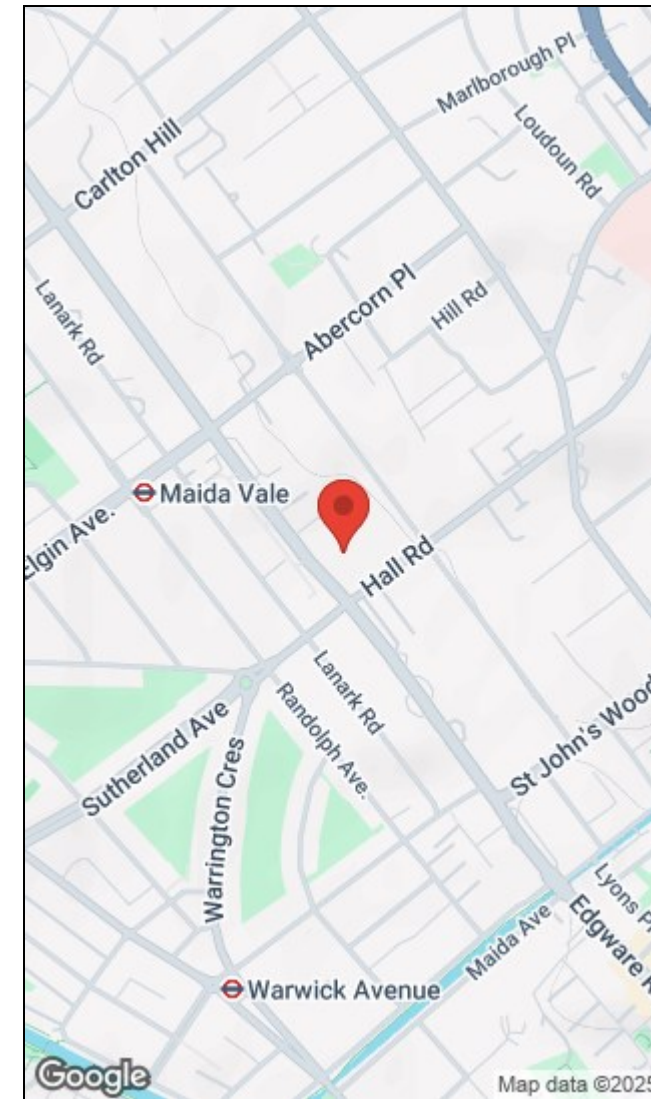


# FIRST FLOOR 828 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA : 828sq.ft. (76.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	72		81
	81		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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