



**A CHARMING AND RARELY AVAILABLE FIVE BEDROOM FAMILY HOME, SITUATED ON
A PRIME TREE-LINED RESIDENTIAL ROAD IN MAIDA VALE.**

ASHWORTH ROAD MAIDA VALE, LONDON, W9

Offers IEO £4,000,000 - Freehold



5 Bedrooms & 4 Bathrooms • 3000 square feet of living space • Wine cellar • Study/ 6th bedroom
• Close to Maida Vale tube (Bakerloo Line)

5 Bedrooms • 4 Bathrooms • 2 Receptions

Description

A charming and rarely available five bedroom family home, situated in a prime tree-lined residential road in Maida Vale.

This handsome property boasts 3,042 square feet of living space over four floors, comprising a double reception room, a fully fitted kitchen with bi-folding doors leading onto a 57 foot rear garden, a lower ground nanny/guest bedroom + living + bathroom suite, a first floor principal bedroom with en suite bathroom, three further bedrooms, two family bathrooms, a study and a wine cellar.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.

Local Information

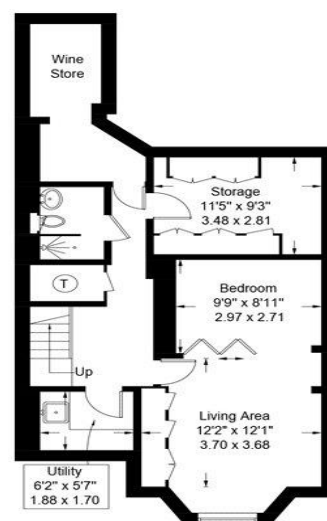
Ideally located 0.2 miles from Maida Vale Underground station (Bakerloo Line), 0.8 miles from (and within the same Westminster Parking Zone as) St. John's Wood Underground station (Jubilee Line), there is convenient access to Paddington Railway Station (1 mile), Crossrail, the Heathrow Express and the West End.

It is close to the fashionable cafes, restaurants and shops of Lauderdale Parade (0.3 miles) and Clifton Road (0.4 miles). Paddington Recreation Ground, with its numerous sports facilities (and home to Hampstead & Westminster Hockey Club - current National Champions, with thriving junior section), is 0.3 miles away. Paddington Sports Club (tennis, squash, health and bowls) is 0.2 miles away.

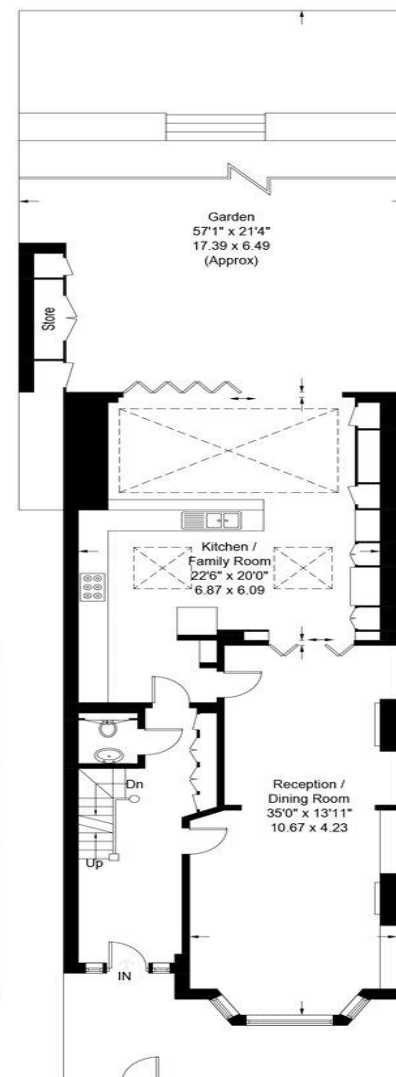


Ashworth Road, W9

Approximate Gross Internal Area = 3042 sq ft / 282.6 sq m
(Including Reduced Headroom)
Store = 26 sq ft / 2.4 sq m
Total = 3068 sq ft / 285.0 sq m



Lower Ground Floor

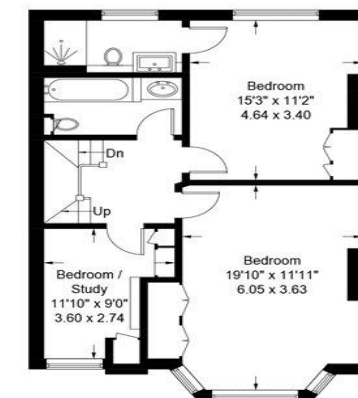


Ground Floor

Reduced headroom below 1.5m / 5'0"



Second Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID512948)



Maida Vale & Little Venice

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC