



**A BEAUTIFULLY REFURBISHED ONE BEDROOM, RAISED GROUND FLOOR
APARTMENT IN THIS ATTRACTIVE VICTORIAN CONVERSION**

MARYLANDS ROAD, LONDON, W9 2DZ

Guide Price £609,000 - Leasehold



High ceilings throughout • Newly refurbished •
Open plan kitchen/ reception • Abundance of
natural light throughout • Close to local parks and
tube stations (Bakerloo line)

1 Bedroom • 1 Bathroom • 1 Reception

- EPC Rating = D
- Council Tax = tbc

Description

Located on the ground floor of this period house, this spacious one bedroom apartment has been refurbished to an excellent standard with high ceilings throughout.

Accommodation comprises a spacious open-plan kitchen/ reception room, a large master bedroom, bathroom and ample storage.

Energy Performance

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

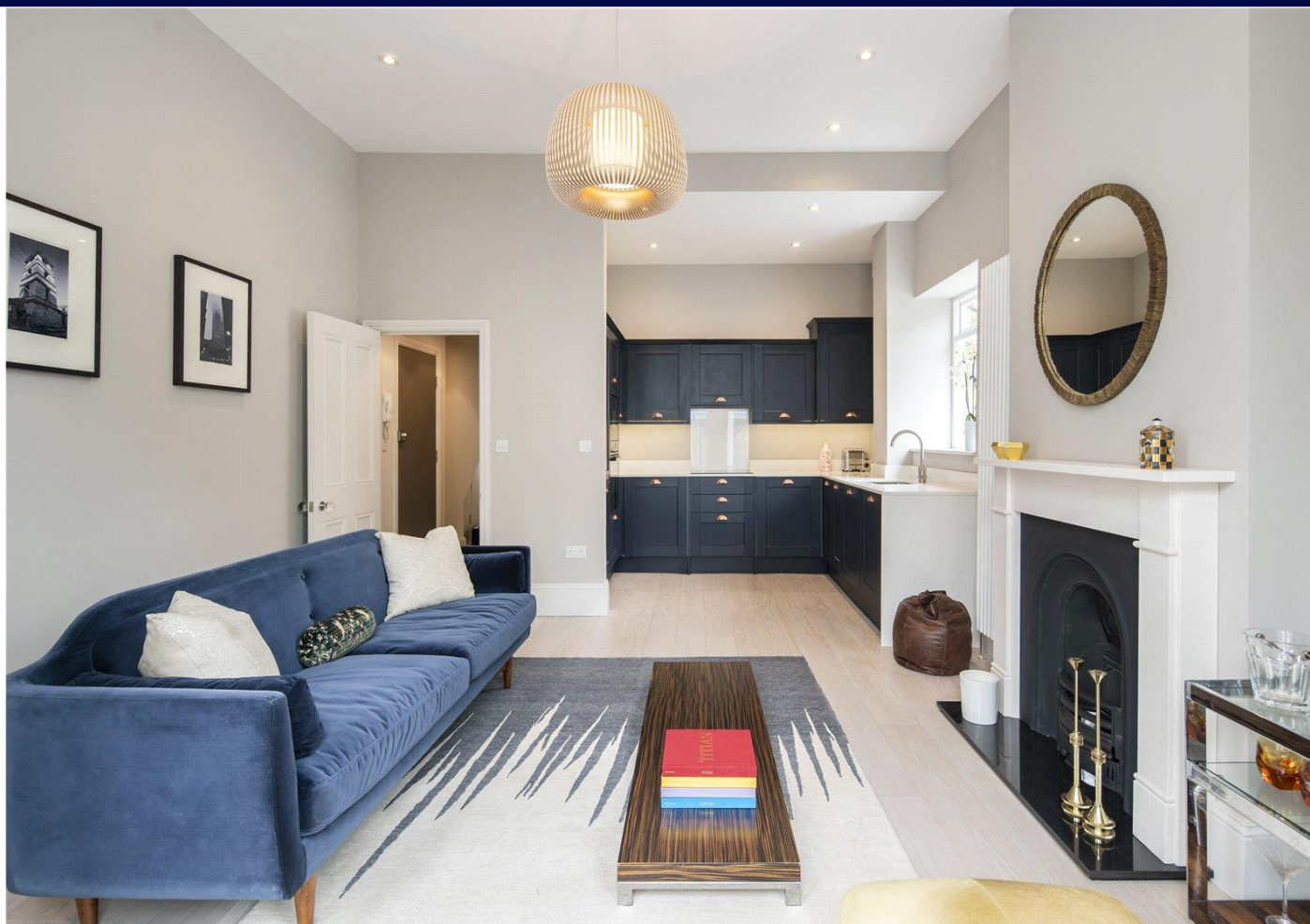
Viewing

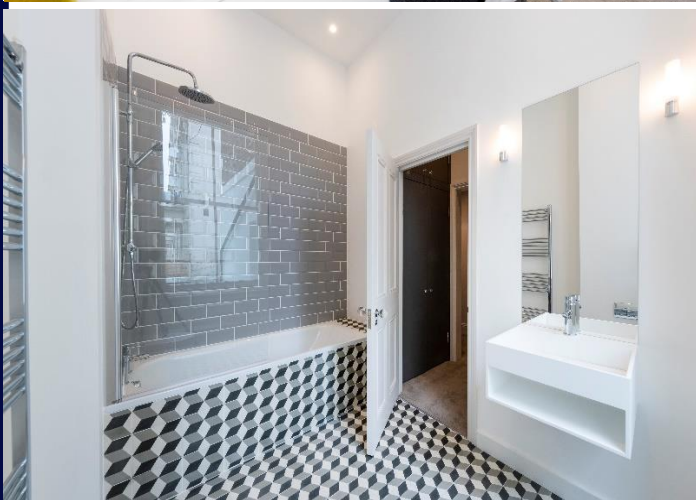
Strictly by appointment with Savills.

Local Information


Marylands Road benefits from excellent transport links, being a little over half a mile from Warwick Avenue Underground Station (Bakerloo line).

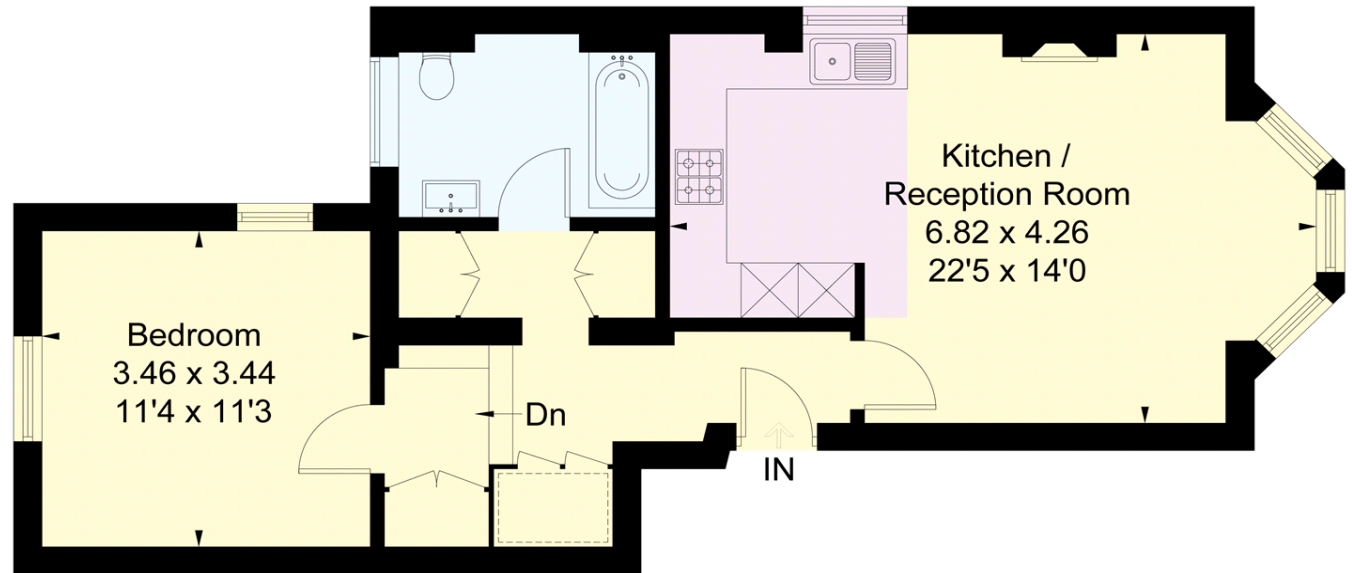
This is just one stop from Paddington Station, providing national and international travel, by way of the Heathrow Express. The restaurants and boutique shops of Formosa Street are also just half a mile away.





Approximate Area = 55.7 sq m / 599 sq ft
Including Limited Use Area (1.6 sq m / 17 sq ft)
For identification only. Not to scale.
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 = Reduced head height below 1.5m



Ground Floor

Area = 55.7 sq m / 599 sq ft
(Limited Use Area = 1.6 sq m / 17 sq ft)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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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	64	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	