



ATTRACTIVE FURNISHED THREE BEDROOM HOUSE IN GATED DEVELOPMENT

OCTAVIA MEWS
MAIDA VALE, LONDON, W9 3LQ

Furnished, Part Furnished, £680pw (£2,950pcm) + £282 inc VAT tenancy paperwork fee and other charges apply.*

Available Now



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OCTAVIA MEWS

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£680 pw (£2,950 pcm) Furnished, Part Furnished

- 3 bedrooms • 2 bathrooms • Semi open plan kitchen/reception room • Off street secure parking
- Gated development • Roof terrace • Guest's w.c.
- Furnished • EPC Rating = C • Council Tax = G

Situation

Westbourne Park underground station (Circle and Hammersmith & City lines) 0.5 miles

Maida Vale underground station (Bakerloo line) 1.0 miles

Paddington station (Heathrow Express and overground and underground stations) 1.7 miles

Queen's Park overground station 0.5 miles

Paddington Recreational ground 0.7 miles

Description

Three storey three bedroom house in a gated development in Maida Vale. The property offers modern finishes, including a pretty roof terrace and an off street secure car parking space.

Energy Performance

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

Viewing

Strictly by appointment with Savills.



Octavia Mews, W9 Approximate Gross Internal Area 102.27 sq m / 1,101 sq ft

(Including restricted height
under 1.5m)
(CH = Ceiling Heights)

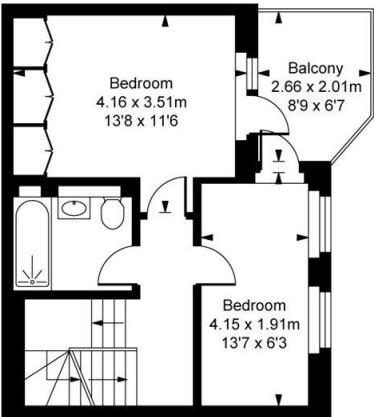
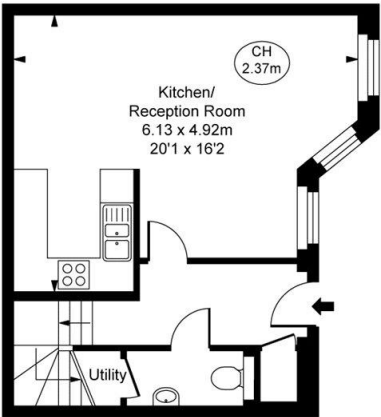
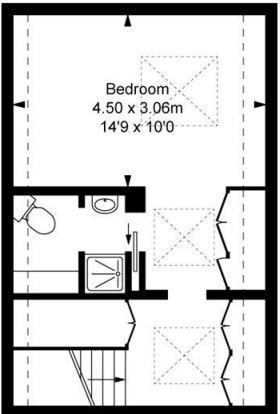


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

FLOORPLANS

Gross internal area: 1101 sq ft, 102.3 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		



*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £282 (inc VAT). £36 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit [Savills.co.uk/fees](https://www.savills.co.uk/fees). **Please be advised that the local area maybe/is affected by aircraft noise. We advise you make your own enquiries regarding any associated noise within the area.** 20160902MOSC

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Maida Vale & Little Venice Let

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