

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Marylands Road, Maida Vale, W9 2DU

Asking Price £1,375,000

Subject to Contract

- Freehold investment
- Two x one bedroom apartments
- Three bedroom maisonette
- Ground floor shop
- Maida Vale location

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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Marylands Road, W9 2DU

Prime location of Maida Vale... freehold building for sale with potential to reconfigure, located in a village-style side Street off the busy Harrow Road, with an abundance of shops, bars/cafes, restaurants, and excellent transport links at your fingertips.

Period style property arranged over four floors, let out at present, with a self-contained own entrance one bedroom with patio, on the garden level, ground floor and shop, presently used as an estate agent, a further one bedroom on the first floor and a three-bedroom second & third-floor maisonette.

Schedule of Accommodation

Lower ground floor one bedroom apartment:	462 sq ft
Ground floor retail shop:	462 sq ft
First floor one bedroom apartment:	403 sq ft
Second & third floor three bedroom maisonette:	895 sq ft
Total Size Approximately:	2222 sq ft

Income

Garden flat: £1500 per month

Shop: £1050 per month

First floor: £1500 per month

Second & third floor: £1900 per month

Total: £5950 per month

Tenure

Freehold.

Price on Application

Legal Costs: Each party to be responsible for their own legal costs.

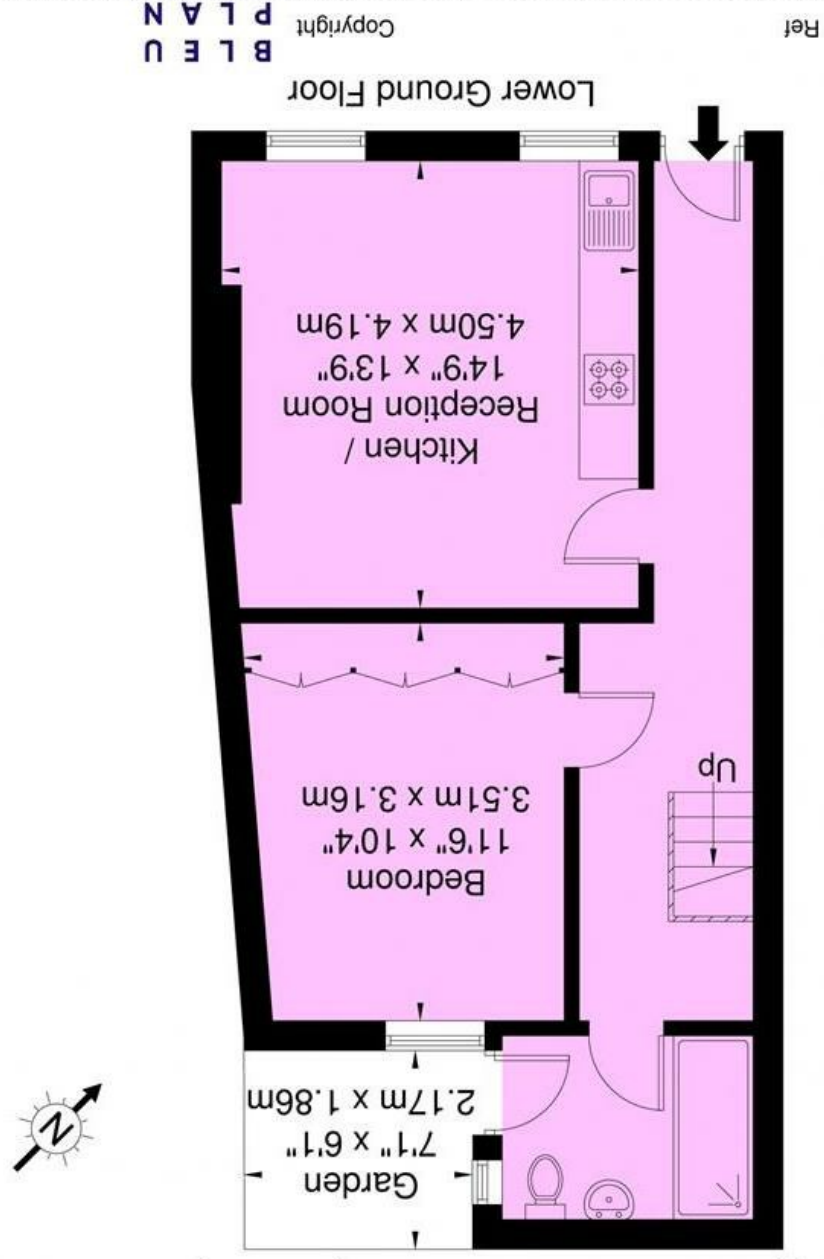
For further information or to arrange an inspection please contact: us

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Marylands Road, W9 2DU

Approx. Gross Internal Area = 51.1 sq m / 550 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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