



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
71	

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

Widley Road, Maida Vale, W9 2LB

Asking Price £675,000

Subject to Contract

- One/two bedrooms, (presemntly used as a one bedroom)
- Intergrated appliancs in white laquered kitchen with ceramic worktops
- Communal rear gardens
- Low voltage lighting
- 900 year lease

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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## Widley Road, W9 2LB

Treelined avenue a few minutes from Maida Vale train station... one/two bedroom well-proportioned

apartment on the first floor of this imposing style development. Entered via entry-phone benefiting from access to rear communal garden, low voltage lighting throughout a large period sash windows which has been

to a high level.

The property offers 663 sq. ft. of living space

carpeted and partly wood flooring, fitted with a

and period fire-place in lounge/bedroom, dining/lounge area which could be used as a

room, white lacquered style kitchen with ceramic

tops and Ceramic tiled modern fitted bathroom.

Maida Vale is a stunning location in west London offering period conversions and red-brick mansions

some of which include well-manicured courtyards.

Paddington Recreational Ground offers open space for the avid jogger and dog walker, as well as

athletics track, gym and 3D artificial pitch. There are a number of tennis clubs in the immediate

area. BBC Maida Vale Studios is conveniently located on a

quiet residential street and hosts a number of live music

performances. The local area has excellent transport links from Maida Vale Station (Bakerloo Line) and great bus

central London. Maida Vale benefits from a wide selection of

amenities such as cafes, bars, restaurants and is easily accessible via Elgin Avenue and Lauderdale Road.



Approximate total area (1)

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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