

Provisional

Leith Mansions, Grantully Road
London, W9



Beyond your expectations

Stunning 3 bedroom mansion apartment in Maida Vale

Hamptons International

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Sought After Mansion Block | 3 Bedrooms | 2 Bathrooms | Beautifully Presented | Direct Access to Communal Gardens | Share of Freehold | Close to Tube

Asking Price £1,250,000 Share of Freehold

Description

A superbly presented three bedroom bright apartment situated on the ground floor of this desirable red brick portered mansion block in Maida Vale. The bright and spacious accommodation comprises an open plan kitchen/dining room with direct access to the beautifully kept communal gardens, one of the best in Maida Vale. Accommodation comprises of a large bright double aspect Reception room offering a plethora of charm and character, a spacious kitchen diner three bedrooms and a family bathroom. The apartment benefits from good storage space, high ceilings and many characteristic features throughout.

railway station and the West End. Leith Mansions also overlooks Paddington Recreation Ground.

Location

Leith Mansions is located 0.3 miles from Maida Vale underground station (Bakerloo Line) and 0.6 miles from Warwick Avenue underground station (Bakerloo Line) which provides direct access to Paddingtons British Rail connection.

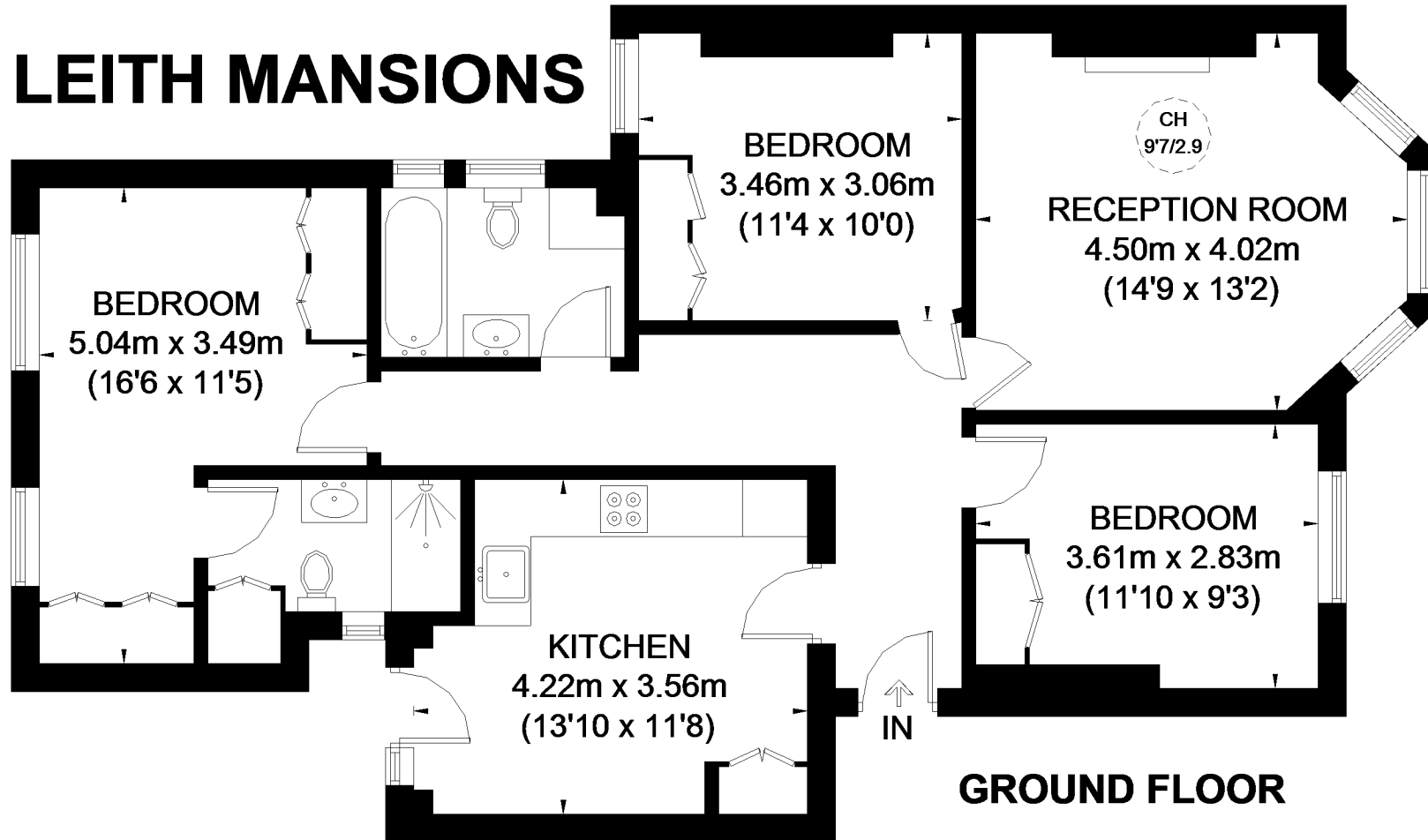
Additional Information

Grantully Road is superbly positioned for the many amenities of Maida Vale and Little Venice, and backs onto the Greens of Paddington Recreation Ground.

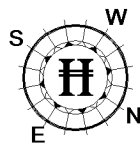


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

LEITH MANSIONS



APPROXIMATE GROSS INTERNAL AREA
971 SQ. FT. (90.2 SQ. M.)



GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID261524)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

