

FOR SALE

£525,000 Leasehold



Davis & Gibbs

Downfield Close, Maida Vale. W9

ABOUT THE PROPERTY

Three bedroom light and airy apartment split over the top floors of a low rise purpose built block.

Third floor entry level consisting of a large eat in kitchen, walk in storage area and a separate lounge leading on to a private balcony. Fourth floor you can find three double bedrooms, a family bathroom and WC. The apartment is in great decorative order with double glazing throughout and gas central heating. The kitchen and bathroom both modern with integrated storage and appliances. The property is naturally bright throughout and with the rooms well proportioned.

This apartment is a short stroll away from the Canal, Little Venice and Warwick Avenue Tube Station. The area is full of great local amenities including riverside eateries and provides quick and easy links into Central London and the many available attractions. Both Hyde and Regents Park are a few stops away.

FEATURES

- Split Level Apartment
- Private Balcony
- Three bedrooms
- Easy Access To Central London
- Short Stroll from Canal
- Low Rise Development
- Excellent Amenities
- Separate Kitchen And Lounge



Third Floor

Kitchen

3.35m x 3.28m (11' 0" x 10' 9") Big and bright modern kitchen with integrated appliances.

Walk in Storage

2.31m x 2.08m (7' 7" x 6' 10") Large walk in storage cupboard.

Lounge

4.83m x 4.55m (15' 10" x 14' 11") Large and light reception room finished with wooden flooring and leading out to the balcony.

Balcony

Private balcony running the width of reception room.

Fourth Floor

Bedroom One

3.81m x 3.33m (12' 6" x 10' 11") Double bedroom. Double glazing, radiators and carpet.

Bedroom Two

2.92m x 2.21m (9' 7" x 7' 3") Second double.

Bedroom Three

2.90m x 2.29m (9' 6" x 7' 6") Double glazing, carpet small double,



FLOORPLAN

Downfield Close, London, W9

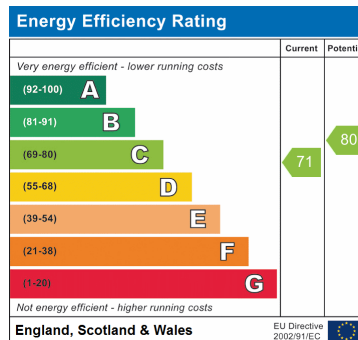
Approximate Area = 876 sq ft / 81.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2022. Produced for Davis & Gibbs. REF: 833095

EPC



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