



Fordingley Road, Maida Vale, W9 £2,300 Per Month Furnished

A split level apartment in a quiet residential street in the heart of Maida Vale. The property offers a large reception room to the front aspect, separate kitchen, two double bedrooms, family bathroom, and stairs leading to top the floor offering a master bedroom and shower room en-suite. Fordingley Road is located within easy access to Queen's Park Station (0.5 miles away) offering the Bakerloo line into central London and overground to London Euston station and Watford Junction. Salusbury Road is a short walk away and offers a wide range of cafes, restaurants, shops and the renowned weekly farmers' market. Queen's Park itself offers tennis courts, a children's play area and pitch and put. The area benefits from a range of sports facilities and a selection of well reputed schools. Maida Vale and Little Venice also offer a wide range of cafes, restaurants, shops and Paddington Recreational Ground which provides a children's play area, tennis courts, athletics track and sports centre



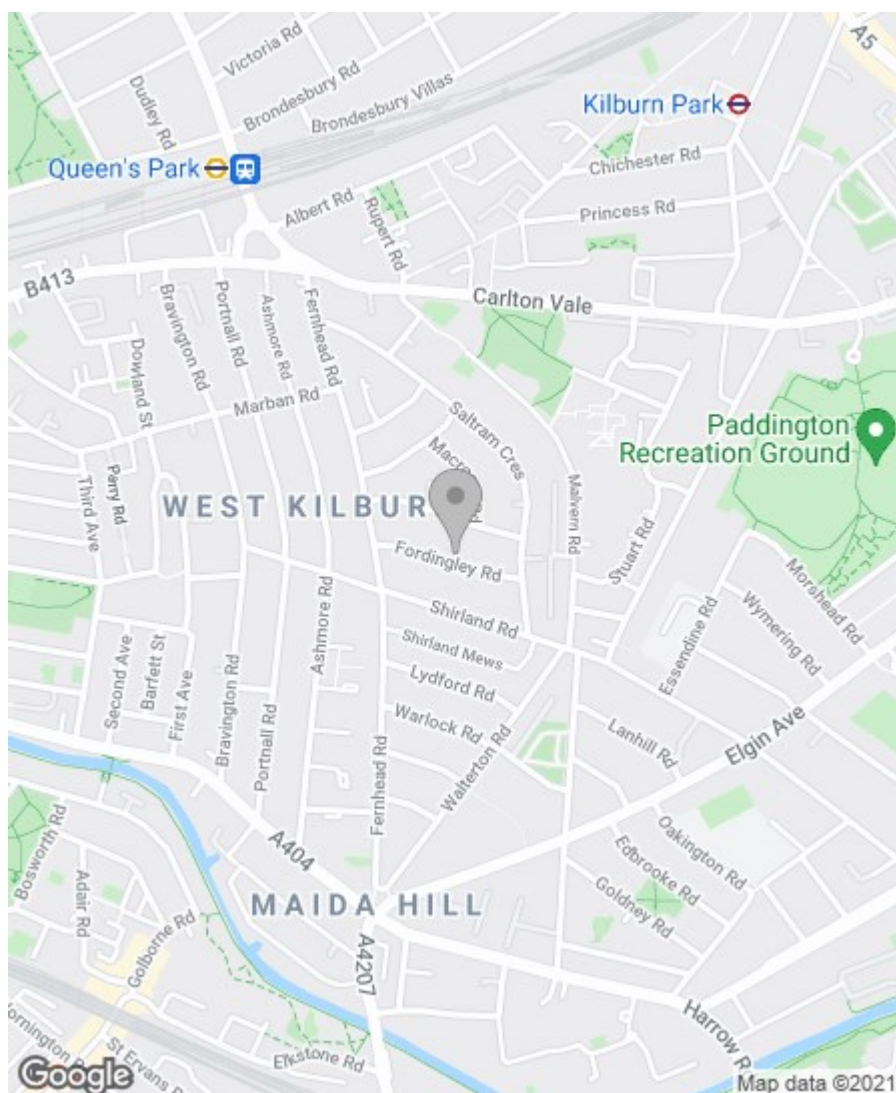
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FLOOR PLAN**

Property Overview

Location	Maida Vale, W9
Price	£2,300 Per Month
Bedrooms	3
Bathrooms	2
Receptions	1
Council	Westminster
Tax Band	D
Furnishing	Furnished

Key Features

- Great Location
- 3 Bedrooms
- 2 Bathrooms
- Separate Kitchen
- Close to Transport links
- Over Two Floors
- Period Conversion
- Available 29th February



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		
Not energy efficient - higher running costs		
	65	71

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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		
Not environmentally friendly - higher CO ₂ emissions		
	60	69

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).