



Croxley Road, Maida Vale, London, W9

£875,000

SHARE OF FREEHOLD

SOMMERVILLE FLURY

Croxley Road, Maida Vale

London, W9

Description:

A spacious two bedroom, two bathroom duplex apartment on the top two floors of this Victorian building in Croxley Road which is a tranquil, sought after street in Maida Vale. This fabulous property has been beautifully renovated with recently installed engineered oak flooring throughout, and is meticulously maintained offering the perfect blend of contemporary living, comfort and convenience. It is positioned directly opposite the outstanding and recently opened Maida Vale school which is a beautifully restored Victorian building which is lit up at night.

The first floor of the apartment offers a modern open plan reception room, kitchen and dining area. There are two large sash windows to the front and one to the rear allowing for lots of natural light. A great space for hosting family and friends. Additionally on this floor is a generous second bedroom, currently used as an office space, and a family bathroom with underfloor heating and separate WC.

- Share of Freehold, Roof Garden

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Description Cont:

The primary bedroom is upstairs on the top floor. It has huge Velux windows on one side, and large sash windows on the other resulting in gorgeous light all day long. There are built-in wardrobes and has access to a giant loft storage space. Additionally an ensuite bathroom.

The sunny, south facing roof terrace covers approximately 260 sq ft. Perfect for entertaining and al fresco dining.

Location:

Croxley Road is a quiet, sought after residential street ideally located in Maida Vale, with close proximity to Queen's Park and Notting Hill. The green open spaces of Queen's Park and Paddington Recreation Ground are close by, as are the idyllic towpaths of the Grand Union Canal.

Excellent transport links include Queen's Park (0.4 miles - Bakerloo line, Overground), Westbourne Park (0.6 miles - Hammersmith & City, Circle lines), and Paddington Station (1.3 miles - Elizabeth and Bakerloo lines, National Rail, Heathrow Express).

Council Tax Band: E

City of Westminster.

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Approximate Floor Area = 92.3 sq m / 994 sq ft



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