



Grantully Road | London | W9

£865 Per Week (Plus Fees)

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ADN
RESIDENTIAL

An elegant and beautifully proportioned three double bedroom apartment, positioned on the second floor of an attractive period mansion block and enjoying leafy views across Paddington Recreation Ground.

Extending to approximately 1,035 sq ft, the property offers generous and well-balanced accommodation, including a spacious reception room with views over the Rose Garden, a fully fitted kitchen with adjoining dining room, three well-sized double bedrooms, a family bathroom and an en-suite WC serving the second bedroom.

Further highlights include two private balconies, access to a beautifully maintained communal garden and an enviable setting just 0.2 miles from Maida Vale Underground station (Bakerloo Line), providing excellent connections into central London.

The property is suitable for a single-family household or a maximum of two sharers.

Some images have been virtually staged to showcase the true potential of rooms and spaces in the home.

Council Tax: Westminster - Band F
Security Deposit: £4,325
Holding Deposit: £865
Deposits shown are based on an Assured Periodic Tenancy Agreement.

- Three Bedrooms
- Communal Gardens
- Eat In Kitchen
- Guest WC
- Two Balconies
- Reception Room
- Bathroom
- Prime Location

Deposit: £4,325
£865 Per Week (Plus Fees)
Unfurnished
Council Tax Band: F
EPC: D

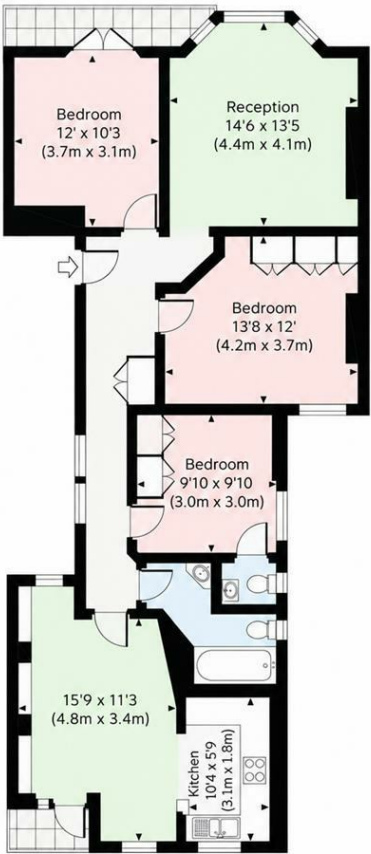






GRANTULLY ROAD, W9

Approx. gross internal area
1035 Sq Ft. / 96.2 Sq M.



SECOND FLOOR

All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2018 www.dowlingjones.com 020 7610 9933



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

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