



## Maida Vale, W9

£3,450 Per week

**Dexters**



## Maida Vale, Maida Vale, W9

Five bedroom gated house with four reception rooms and a large garden located on Maida Vale with off street parking.

Upon entering the house on the raised ground floor, you come into a spacious hallway. On the ground floor there is a large reception room to the rear with doors that lead out onto the garden. There is an additional living room, separate dining room and wood panelled study with built book cases and views onto the garden. There is also a WC.

Going downstairs to the lower floor there is a kitchen with stone work surfaces and plenty of space to dine in. The kitchen also has glass doors that lead into a further reception area. Also on the lower floor there is access to the garage, a utility room, further WC and a room that houses audio visual CCTV mentoring systems.

Going up to the 1st floor there are three double bedrooms, all of which have en-suite bathrooms and plenty of storage space. On the top floor of the house there are two further double bedrooms with the use of a The house is set back from the road and is a short walk to Maida Vale and the heart of St John's Wood. The American School is 0.8 miles away.

### Features

- Five Bedrooms
- Four Reception Rooms
- Study
- Garage
- Roof Terrace
- Off Street Parking For Two Cars



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TOTAL APPROX. FLOOR AREA (INCLUDING GARAGE)  
4681 SQ. FT. (434.91 SQ. M.)  
ROOF TERRACE = 705 SQ. FT. 65.48 SQ. M.

**Dexters**

Maida Vale  
298 Elgin Avenue, Maida  
Vale, London, W9 1JS  
Lettings  
020 7266 2021

Energy Rating: E. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

**RICS** Regulated  
Estate Agent  
and Letting Agent

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