

Upper Maisonette | Blomfield Road | W9

Asking Price **£3,395,000** | Subject to contract



An exceptional and rarely available 1st & 2nd floor duplex apartment situated in a beautiful white stucco period conversion and located in this highly desirable tree lined road with views of Regent's Canal. Accessed by way of its own private ground floor entrance door and lobby, the apartment benefits from a fantastic 33 ft double reception room, modern fitted kitchen, 3 spacious double bedrooms (master with ensuite) and family bathroom. Each room is meticulously presented and decorated in sophisticated tones becoming a property of this stature and nature. Air conditioning is fitted to all bedrooms.

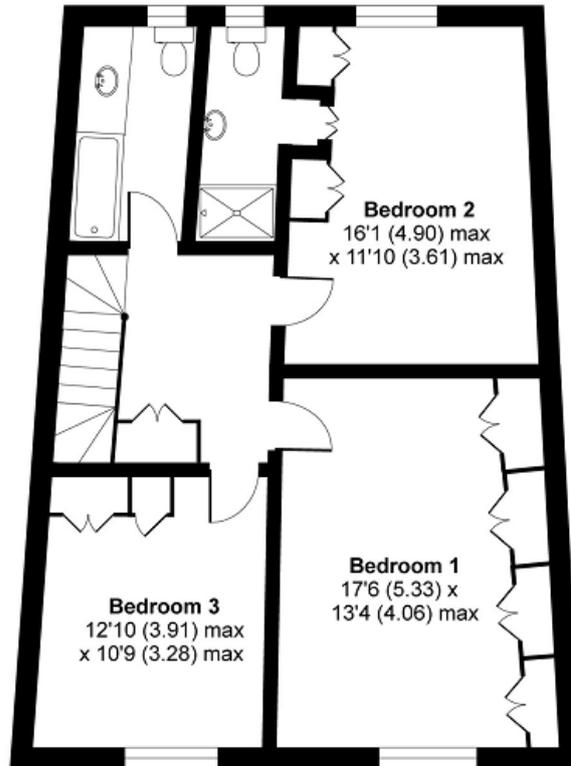
Blomfield Road is perfectly located for Warwick Avenue Underground Station (Bakerloo Line) and the shops, cafes and eateries of Little Venice.



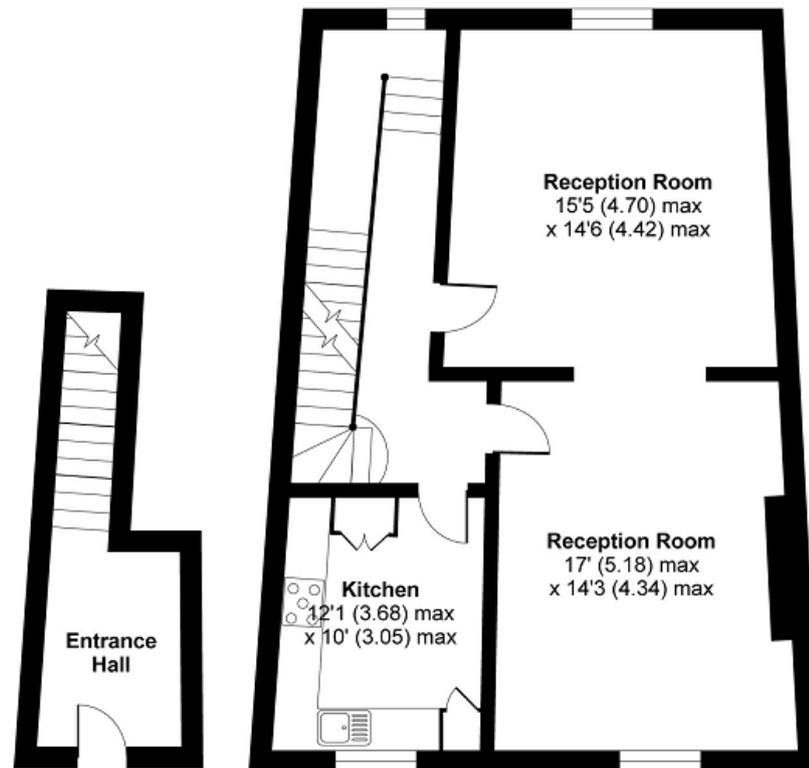


Blomfield Road W9

APPROX. GROSS INTERNAL FLOOR AREA 1646 SQFT / 153 SQM



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR

Terms

Tenure

Leasehold - estimated at 958 years unexpired

Service Charge

Estimated at £1,622 for the current year

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important Notice

1. These particulars were prepared in all good faith to give a fair overall view of the Property. All statements are made without responsibility on the part of Behr & Butchoff or the Vendors or Lessors.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any service, appliance, equipment or facilities are in good working order, as they have not been tested by us. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should NOT be assumed that any contents/furnishings/furniture etc. photographed are included in the sale or that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas measurements or distances referred to are given as a GUIDE only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Descriptions of the property are subjective and are used in good faith as an option and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.
6. If the measurements are indicated in Imperial, the formula for conversion is:- 1' (one foot) = 30.4cm (centimetres) 1m (one metre) = 3.29'(feet).

Viewing

Prior to making an appointment with Behr & Butchoff =, we strongly recommend that you discuss with a member of staff, any particular points which are likely to affect your interest in the property, in order that you do not make a wasted journey.

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