



RUSSELL SIMPSON

Bright two-bedroom flat with
balcony near Little Venice

DELAWARE MANSIONS
MAIDA VALE W9

Delaware Mansions

Let

| | | | |
|----------------|-----------------------|---------------------|------------------------------------|
| BEDROOMS 2 | INTERNAL 931 SQ FT | OUTDOOR 27 SQ FT | FURNISHED STATUS Unfurnished |
| BATHROOMS 1 | 86 SQM | EPC D | COUNCIL TAX Westminster City, F |



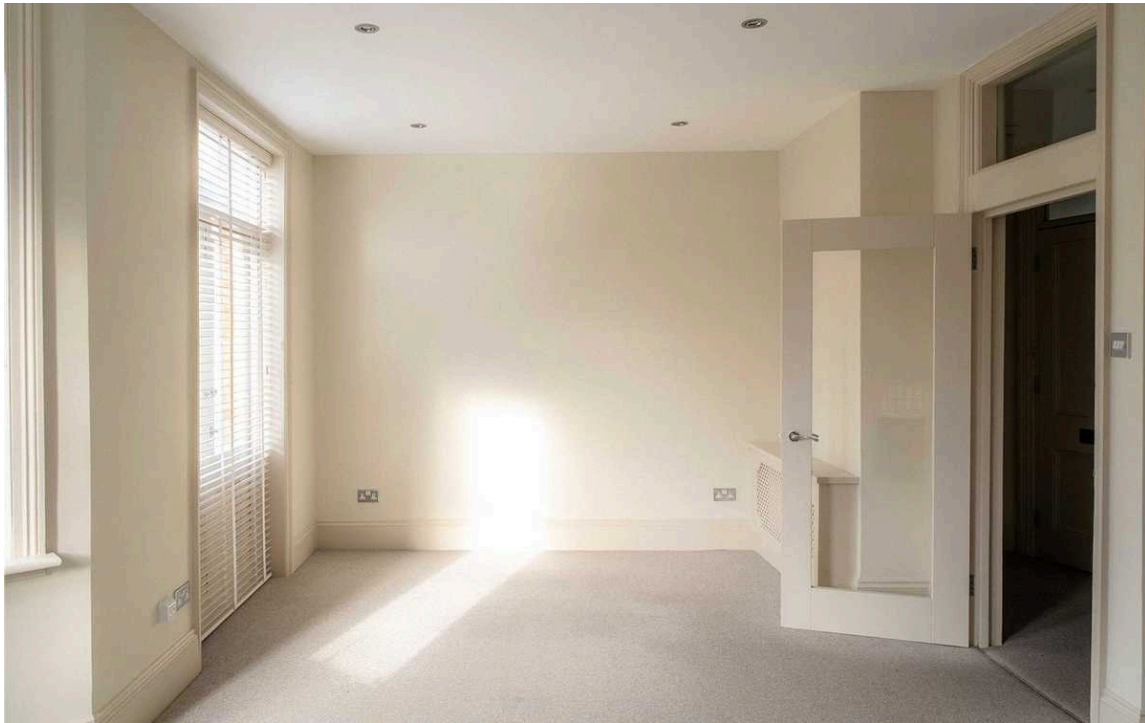
The Property

A well-proportioned second floor flat presented in good condition.

Entering the flat, a corridor leads to the generous reception room with bay windows filling the space with light and French doors opening onto the balcony. The kitchen features fitted units with marble-effect countertops, built-in oven, and open shelving beneath the window overlooking the courtyard.

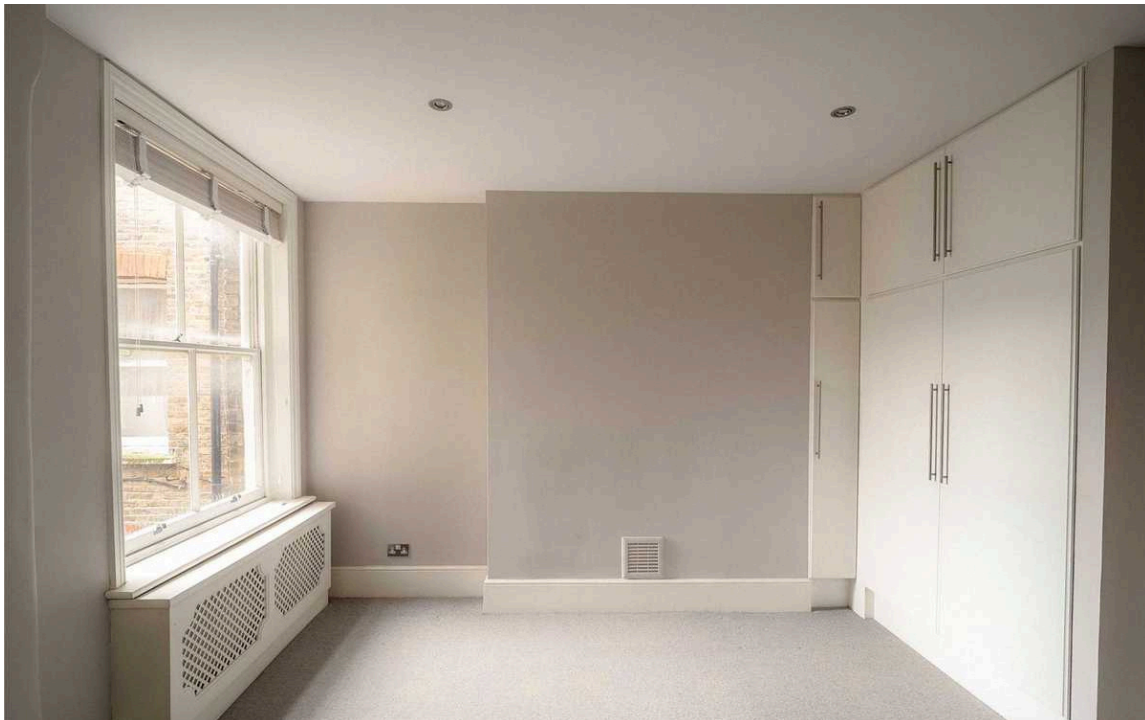
The property includes a small balcony accessed from the reception room.





The Bedrooms

The principal bedroom offers excellent proportions with bay windows providing a bright aspect. The second bedroom is well-sized with a window to the rear. A bathroom serves both bedrooms.



The Neighbourhood

Delaware Mansions is situated moments away from Little Venice and the picturesque canal network. The area offers excellent transport links with Warwick Avenue and Maida Vale stations within easy reach, providing direct access to central London. The tree-lined streets feature attractive period mansion blocks, while nearby Clifton Nurseries and the cafés of Little Venice add to the area's charm. Paddington Recreation Ground and the open spaces along Regent's Canal are a short walk away.

Delaware Mansions, Wg

Approximate Internal Area

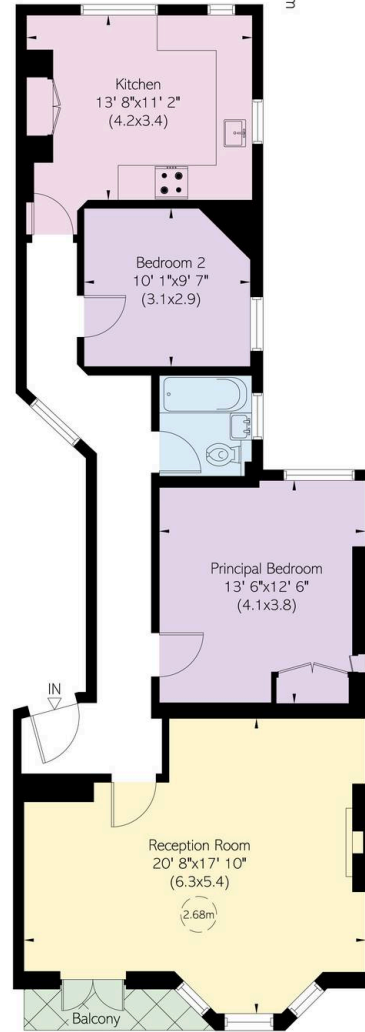
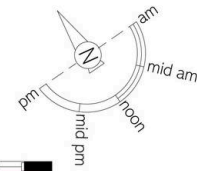
931 sq ft/ 86 sq m

Outside Area

27 sq ft/2 sq m

**RUSSELL
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This plan is for layout guidance only.
Not drawn to scale unless stated. Windows
and door openings are approximate. Whilst
every care is taken in the preparation of this
plan, please check all dimensions, shapes,
and compass bearings before making any
decisions reliant upon them.



Second Floor

**RUSSELL
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