



Octavia Mews, Maida Vale, W9



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This three bedroom mews house is situated in a well kept private gated development and provides secure off-street parking. Upon entering the property, you are greeted with an open-plan living room/dining room with a modern kitchen. There is also a guest WC and laundry cupboard on the ground floor.

The first floor provides two double bedrooms, both with direct access onto the south-west facing private balcony and family sized bathroom. On the top floor is another large double bedroom with en suite bathroom. The property is being sold chain free and is presented in immaculate condition throughout.


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Guide price	Tenure	Local authority
£1,000,000	Freehold	City of Westminster





Location description:

Octavia Mews is perfectly situated for easy access to central London, approximately 200m from Queen's Park station with the underground (Bakerloo line) and overground to Euston and a 24-hour regular bus service.

Salisbury Road offers a wide range of cafes, restaurants, shops and the renowned weekly farmers' market. Queen's Park itself also has tennis courts, a children's play area and pitch and put.



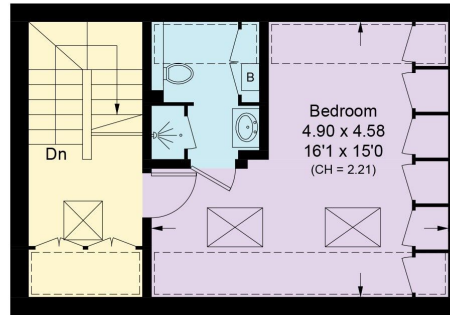
Octavia Mews, W9

Approximate Area = 106.3 sq m / 1145 sq ft



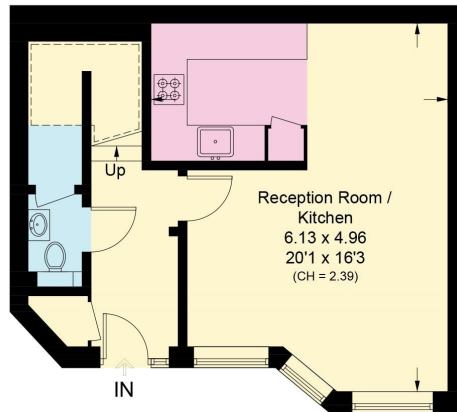
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

[] = Reduce head height below 1.5m



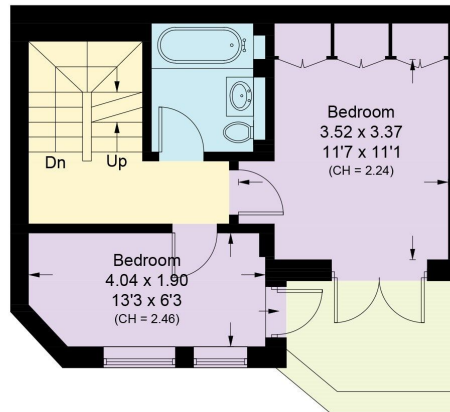
Second Floor

Approximate Area = 32.2 sq m / 347 sq ft
Including Limited Use Area (8.5 sq m / 91 sq ft)



Ground Floor

Approximate Area = 40.2 sq m / 433 sq ft
Including Limited Use Area (4.1 sq m / 44 sq ft)



First Floor

Approximate Area = 33.9 sq m / 365 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)

Knight Frank

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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