



Leith Mansions, Grantully Road, Maida Vale W9

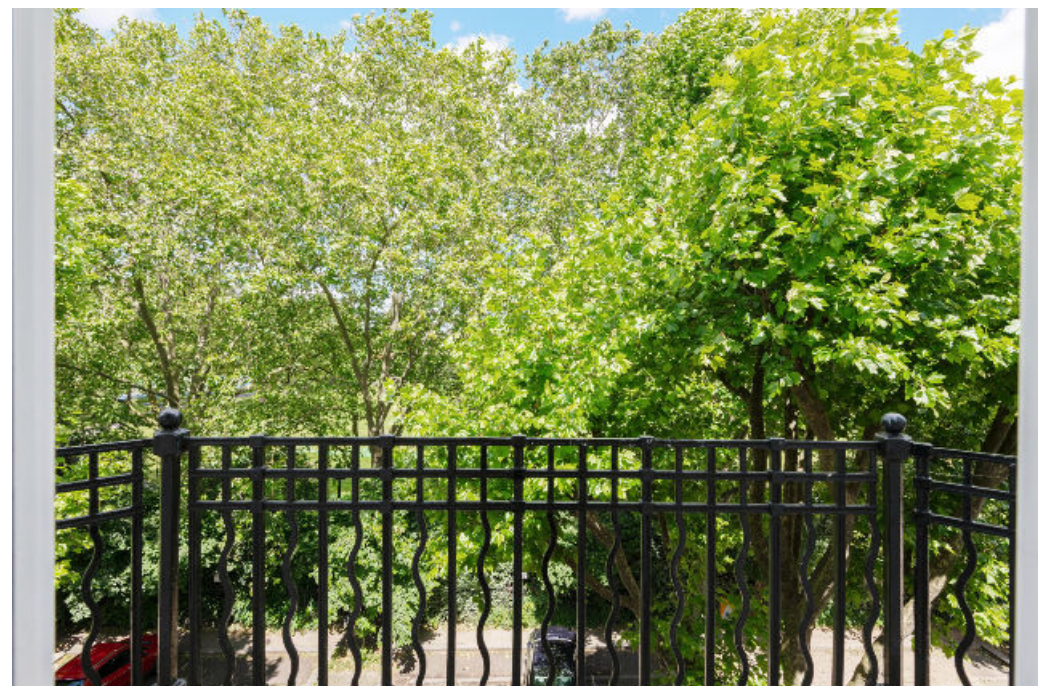
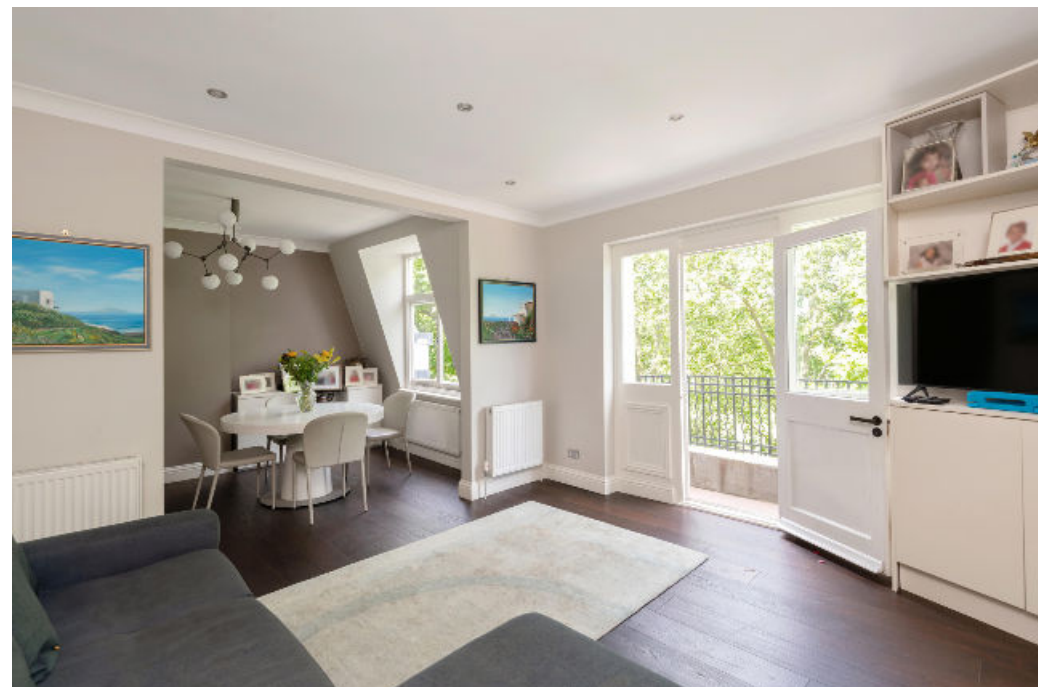


# Grantully Road, Maida Vale W9

A charming three bedroom apartment set on the third floor of a popular building.

Set on the third floor of the building, the top floor, the flat is light and bright, with the bonus of a skylight. It also benefits from non-demised loft storage. This flat has stunning views overlooking the Paddington Recreation Ground opposite and is in good condition. The flat has a share of the freehold with a lease of 984 years. The flat is circa 1,039 sq ft.

Leith Mansions is desirable due to its quiet, tree-lined location across from Paddington Recreation Ground and its proximity to Maida Vale Underground Station (Bakerloo Line).



**Asking price:** £1,250,000

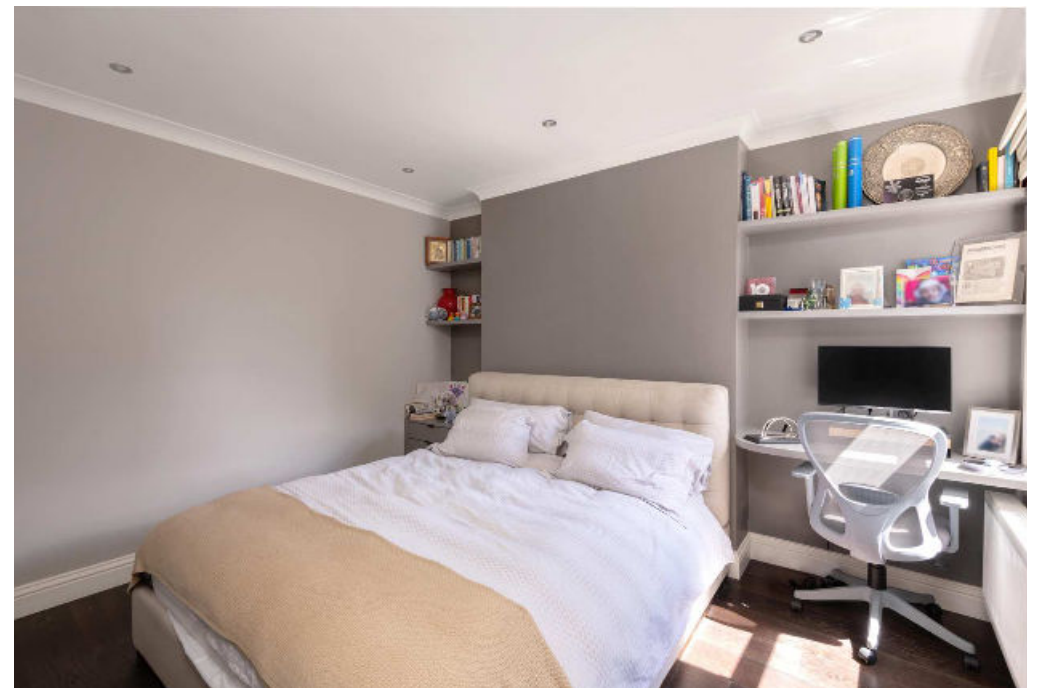
**Tenure:** Share of freehold plus leasehold, approximately 984 years remaining

**Service charge:** £2,600 per annum, reviewed annually, next review date unknown. You should ensure that you or your advisors make your own inquiries.

**Local authority:** City of Westminster

**Council tax band:** F

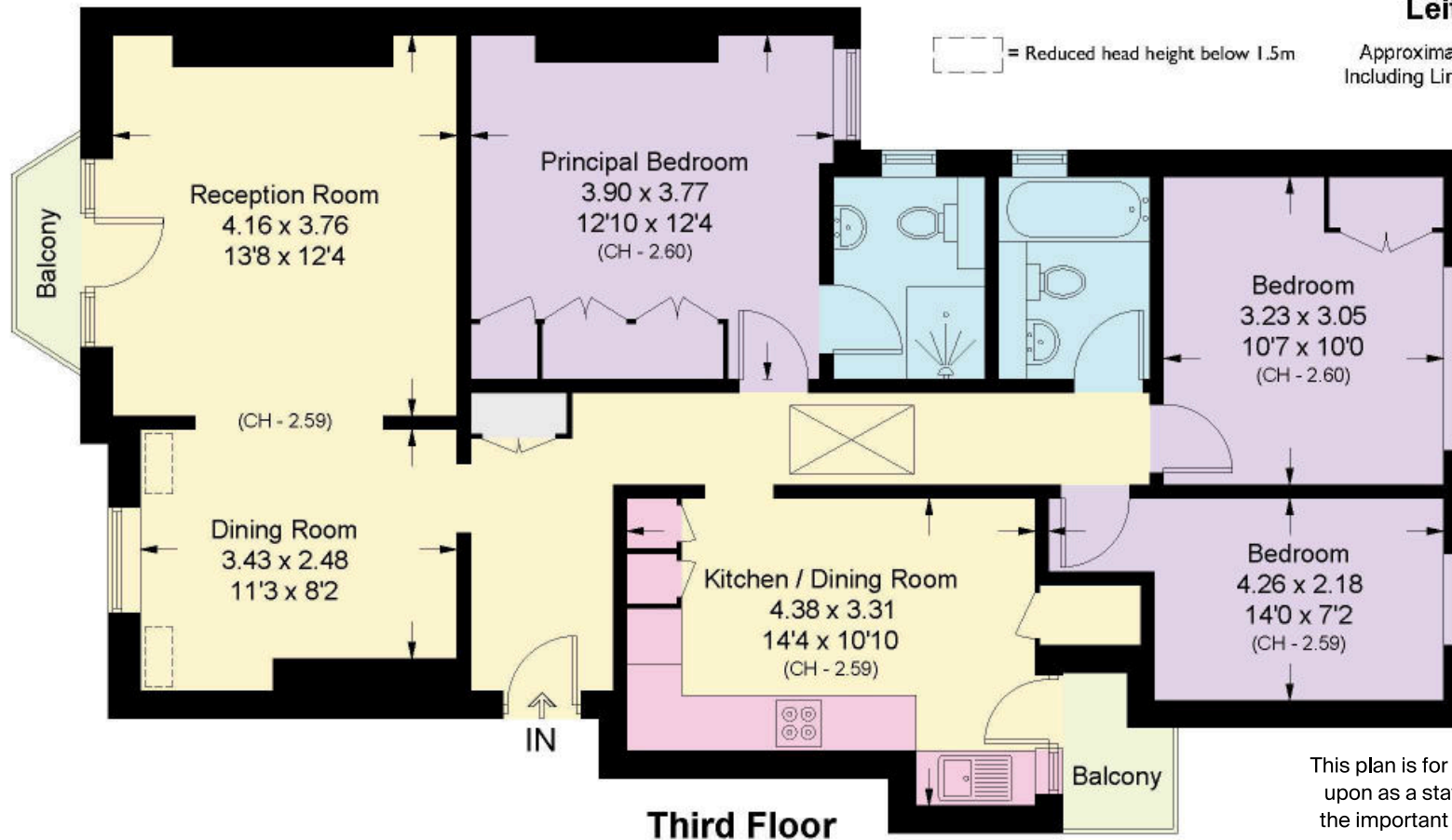






## Leith Mansions, W9

Approximate Area = 96.5 sq m / 1039 sq ft  
Including Limited Use Area (0.5 sq m / 5 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.

Knight Frank  
St John's Wood  
5-7 Wellington Pl  
London  
NW8 7PB  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Tim Perks**  
+44 20 7871 5065  
[tim.perks@knightfrank.com](mailto:tim.perks@knightfrank.com)



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2024. Photographs and videos dated June 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.