



ASHWORTH ROAD

Maida Vale
London
W9

Guide Price
£4,000,000

Joint Sole Agent

First time on the market in 20 years, an exceptional opportunity to purchase a 5-bedroom family home (282.6 sq mt/3,042 sq ft) in one of Maida Vale's best tree lined roads providing an extremely peaceful location and nearby to the picturesque surroundings of Little Venice, the fashionable boutiques and amenities of Elgin Avenue and Clifton Road, as well as the local transport facilities including Maida Vale (Bakerloo Line) and Warwick Avenue (Bakerloo Line) underground stations.

ASTON CHASE

67-71 Park Road
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020 7724 4724
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Maida Vale
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The house has been immaculately maintained by the present owners and boasts a wonderful and extremely light open planned kitchen/family room with floor to ceiling glass doors opening to a delightful rear garden.

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Subject To Contract

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Freehold



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ACCOMMODATION

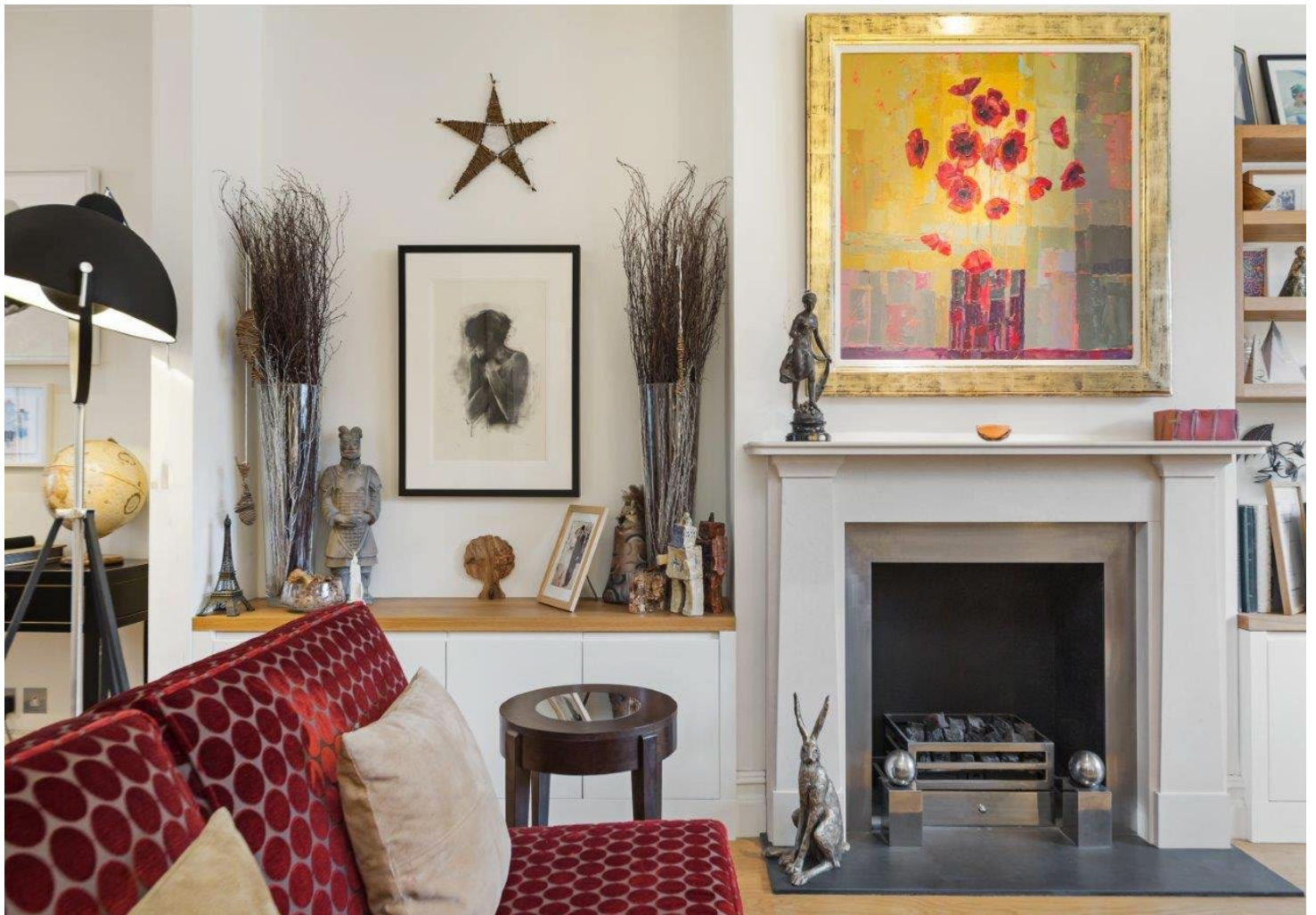
- Principal Bedroom with en-suite Shower Room
- 4/5 Further Bedrooms
- Reception / Dining room
- Kitchen / Family Room
- Living Room
- 2 x Family Bathrooms
- Shower Room
- Guest Cloakroom
- Study / Bedroom 5

AMENITIES

- 57ft Rear Garden
- Utility Room
- Wine Store
- Large Storeroom
- Garden Store
- Residents Parking

COUNCIL TAX: G

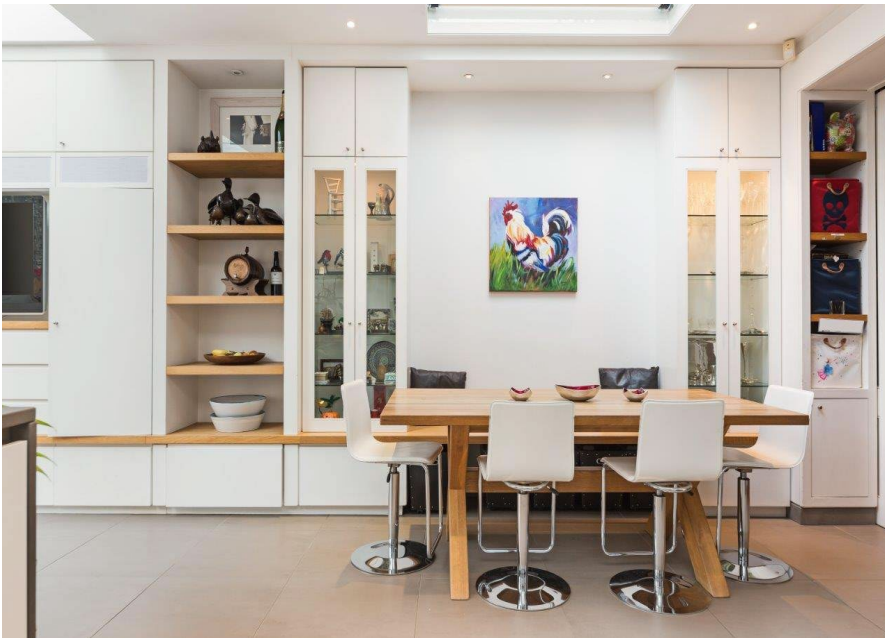
EPC RATING: D



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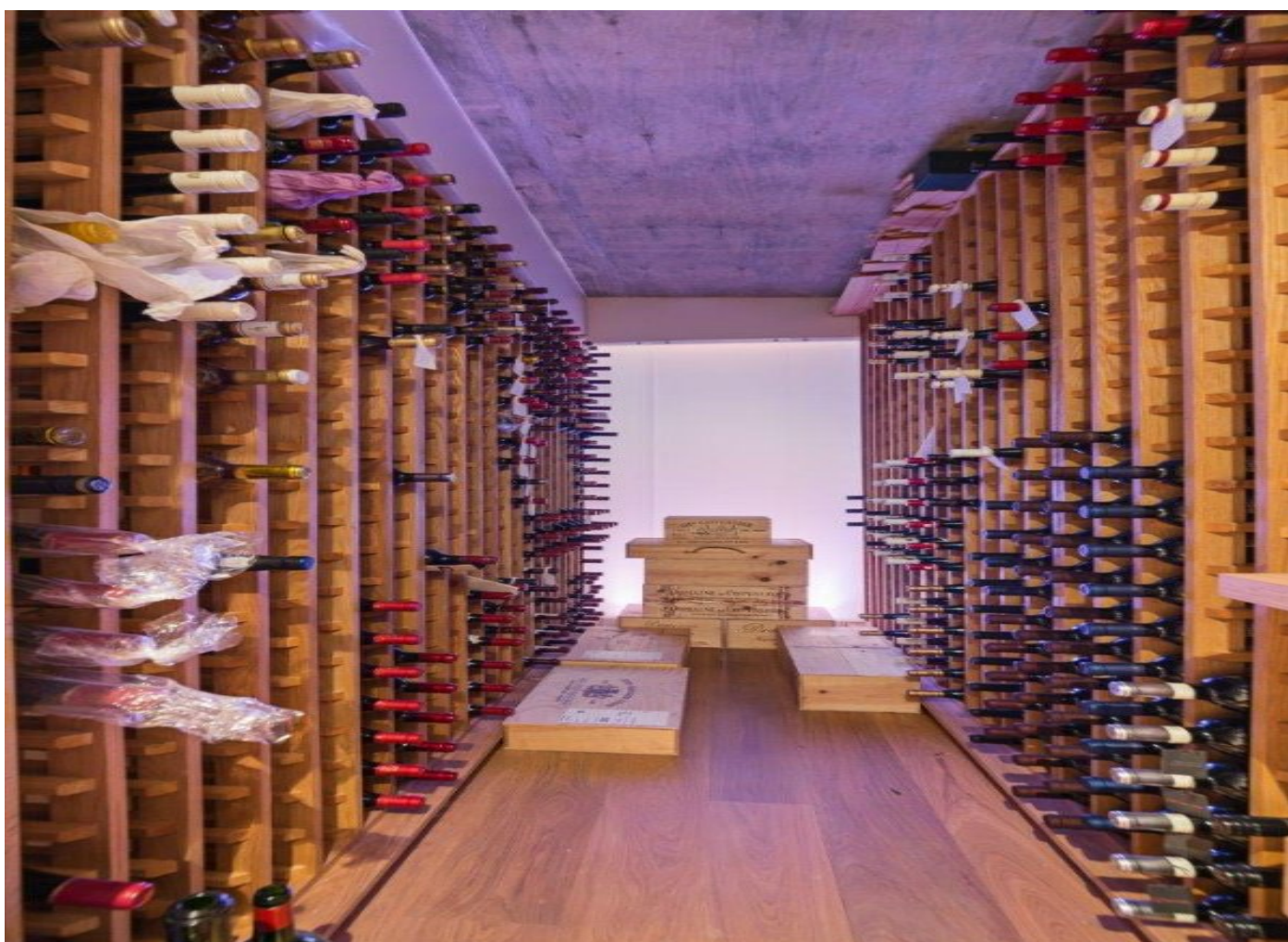
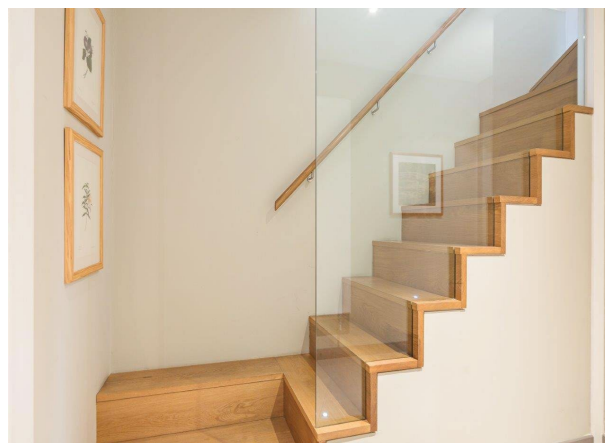
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Ashworth Road, W9

Approximate gross internal area

285.02 sq m / 3,068 sq ft

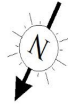
(Including Restricted Height Under 1.5m & Store)

Restricted Height Under 1.5m

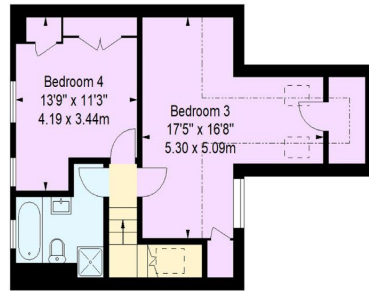
8.08 sq m / 87 sq ft

Store

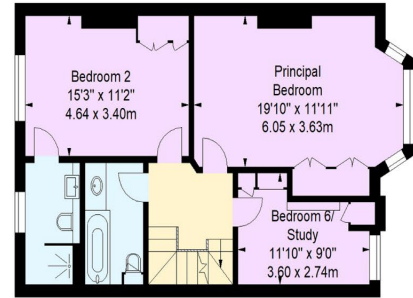
2.4 sq m / 26 sq ft



Key :
CH - Ceiling Height



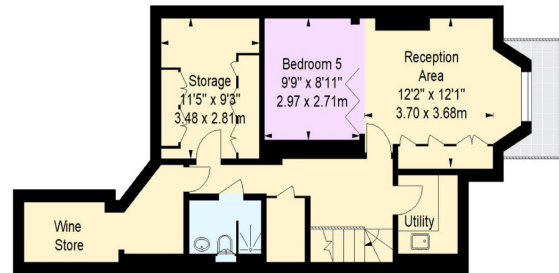
Second Floor



First Floor



Ground Floor



Lower Ground Floor



Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.