# ROKSTONE



## Formosa Street Maida Vale W9

A well presented, bright and spacious house, with well proportioned accommodation which includes large rooms which are contempory in design, while maintaining many period features, and much charm and character. There is a sunny south facing patio garden, ideal for outdoor dining and entertaining as it leads from the superbly presented kitchen. Also having family space and a breakfast area, the kitchen boasts a chef island, underfloor heating and a Sonos integrated sound system. There is also a remotely controlled lighting system, which also covers the outside space.

Upstairs the master bedroom is further complemented by a dressing room and en-suite bathroom, a guest suite and 2 further bedrooms. There is also a reception room, dining room, a utility roomand a quest cloakroom.

The location is ideal, Regents Park is withing walking distance with its endless green spaces. Warwick Avenue underground station is within a short stroll, and Paddington Station, with its mainline rail, underground station and Express Links to Heathrow Airport is a short walk away. Viewing is essential and highy recommended.

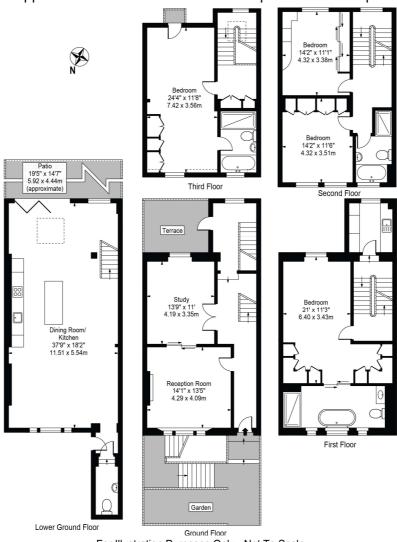


### Price £3,900,000

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#### Formosa Street

Approx. Gross Internal Area 2870 Sq Ft - 266.63 Sq M

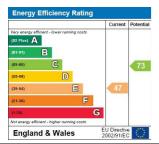


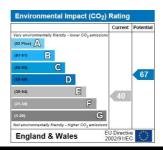
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.

Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.

Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.





#### **Terms**

Local Authority: Westminster City Council

Tenure: Freehold

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http://www.rokstone.com