



HOMESEARCH

Asking Price £550,000
John Aird Court, Marylebone, W2



4

Bedrooms



1

Bathroom



1

Receptions



- Close to Public Transport
- Parquet Flooring
- 4 bedrooms
- Private Balcony
- Moments away from Regents Canal
- Close to Schools

This 4 bedroom ground floor property situated within the popular John Aird Court development in the heart of London, moments away from the regents canal is priced to sell. This property is coming with vacant possession and chain free.

The property offers generous living space, comprising four bedrooms, a spacious reception area and a fitted kitchen. The property also has Parquet Flooring, Private Balcony with jack and gill access via reception and bedroom. The property provides an excellent opportunity for those seeking a home in a highly convenient central London location.

Ideally positioned for access to a wide range of local amenities, shops, restaurants and transport links, with the attractions of Hyde Park, Paddington and the surrounding areas all within easy reach.

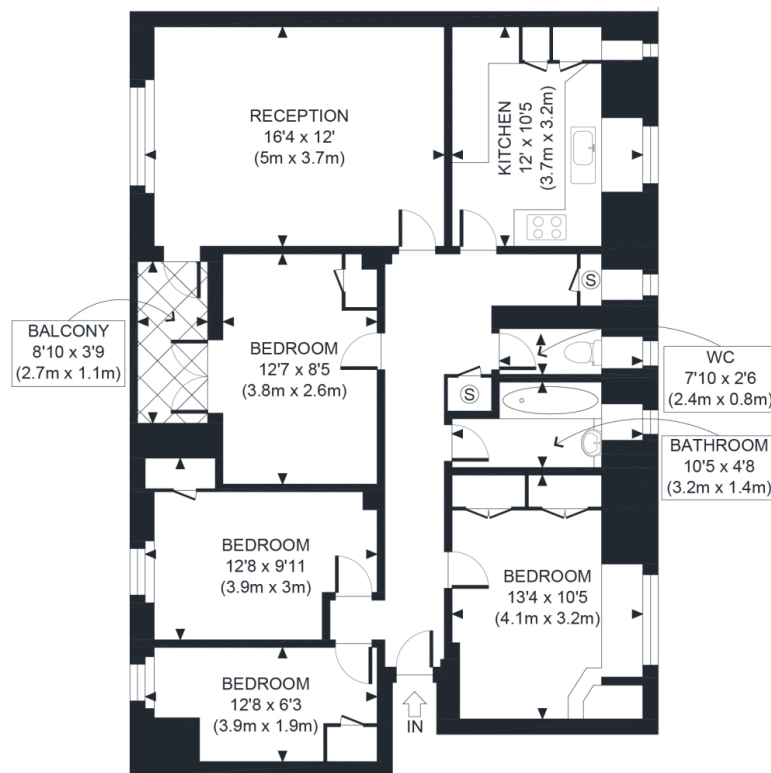
The property would make an ideal family home or investment opportunity and viewing is highly recommended to appreciate the accommodation and location on offer.

Transport

- Paddington Station – approximately 4–5 minutes' walk
- Paddington Underground Station – approximately 4–5 minutes' walk
- Warwick Avenue Underground Station – approximately 8–10 minutes' walk
- Lancaster Gate Underground Station – approximately 15 minutes' walk
- Multiple bus routes available within a few minutes' walk
- Easy access to the Elizabeth line, Bakerloo, Circle and Hammersmith & City lines
- National Rail and Heathrow Express services available from Paddington

Schools

- Marylebone Boys' School – approximately 300–350 metres
- St Saviour's CofE Primary School – approximately 600 metres
- Edward Wilson Primary School – approximately 700 metres
- Westminster Academy – approximately 900 metres
- Paddington Academy – approximately 1 kilometre



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 997 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 997 SQ FT / 93 SQM Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	John Aird Court
	date 22/09/26
	photoplan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Marylebone, W2

Tel : 020 8560 0125

Email : info@homesearchsales.co.uk

Address : 88 South Ealing Road, Ealing, London, W5 4QB



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