



A bright and spacious three bedroom duplex flat in a period conversion.

**Saltram Crescent, London, W9**

£725,000 Leasehold (110 years remaining)

savills



•Three bedrooms • Bright and spacious • Conveniently located between Maida Vale and Queens Park • Close to open green space • No onward chain

#### Local Information

Maida Vale is a stunning location in west London. Saltram Crescent is located close to Queens Park and the sough after Salusbury Road with a range of independent cafes, bars, restaurants and antique shops, and home to 'Gail's' and 'The Alice House'.

Paddington Recreational Ground offers open green space for the avid jogger and dog walker, as well as an athletics track, gym and 3D artificial pitch. In addition, there are a number of tennis clubs in the immediate area.

The local area has excellent transport links from Queens Park Station (Bakerloo line) and great bus links into central London.

#### About this property

This bright and spacious duplex flat is situated in a period conversion in Maida Vale. The property is in excess of 1000 square foot and arranged over two floors comprising separate fitted dining kitchen, generous lounge with feature fire place and three bedrooms and two bathrooms. The flat also benefits from being conveniently located on a quiet residential street moments from Paddington Recreation Ground, Queens Park Station as well as local amenities, cafes and bars on Salusbury Road.

#### Tenure

Leasehold (110 years remaining)

#### Ground Rent (per annum)

£100.00

#### Service charge

No service charge

#### Local Authority

City Of Westminster

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Maida Vale & Little Venice Office. Telephone: +44 (0) 20 3425 5600.







Saltram Crescent, London, W9  
Gross Internal Area 1043 sq ft, 96.9 m<sup>2</sup>

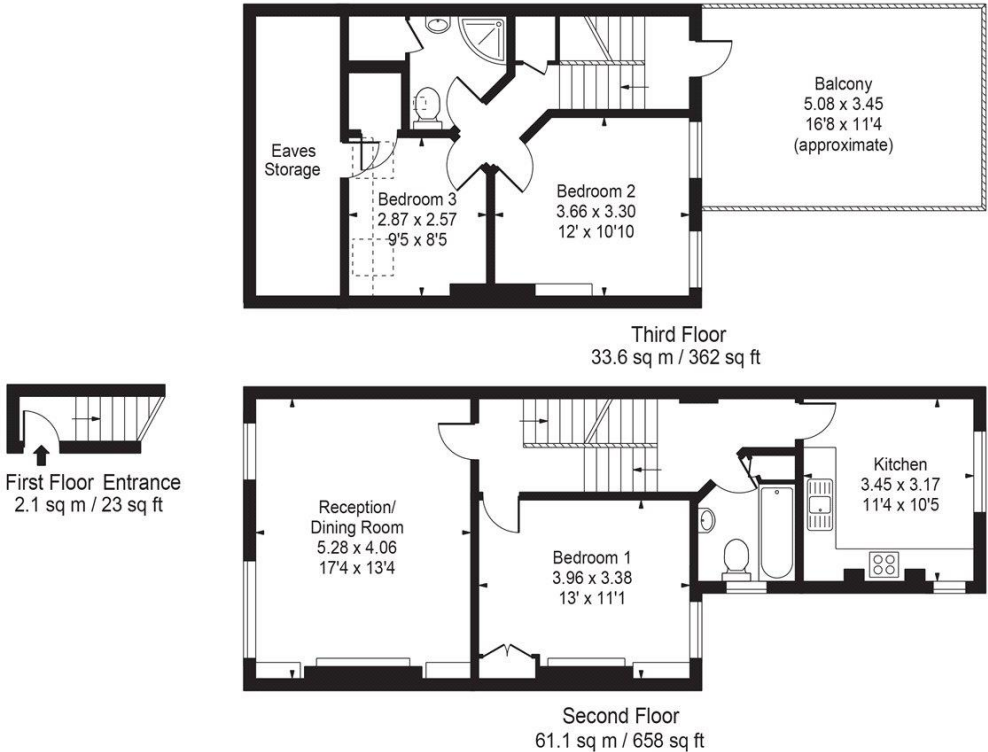
**Emma Clowes**  
Maida Vale & Little Venice  
**+44 (0) 20 3425 5600**  
emma.clowes@savills.com


Saltram Crescent

Gross Internal Area(Approx)

Total = 106.18 Sq m / 1143 Sq ft (Including Eaves Storage)

For Illustration Purposes Only - Not To Scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20200902IVCH

