



A light and well-presented two-bedroom apartment, situated close to the local amenities of both Maida Vale and Little Venice.

**Castellain Road, London, W9**  
£600,000 Leasehold (90 years remaining)





- Two bedroom apartment • Open-plan • Second floor flat
- Plenty of natural light • Presented in good condition

### Local Information

Maida Vale is a stunning location in west London, offering period conversions and red-brick mansion flats some of which include well-manicured communal gardens.

Paddington Recreational Ground (0.1 miles) 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. BBC Maida Vale Studios (0.2 miles) is conveniently located on a quiet residential street and hosts a number of live performances.

The local area has excellent transport links from Maida Vale Station (0.3 miles) and great bus links into central London.

Maida Vale benefits from a wide selection of local amenities such as cafes, bars, restaurants and florists accessible via Elgin Avenue (0.6 miles) and Lauderdale Parade (266 ft.).

Please note all distances are approximate.

### About this property

Arranged across the second floor this well-proportioned apartment benefits from plenty of natural light.

The flat comprises of an open-plan fully integrated kitchen, dining area and reception space.

There are two double bedrooms, a bathroom and a storage room.

### Tenure

Leasehold (90 years remaining)

### Ground rent (approx. per annum)

£30.00

### Service charge (approx. per annum)

Adhoc (15 % of works)

### 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.





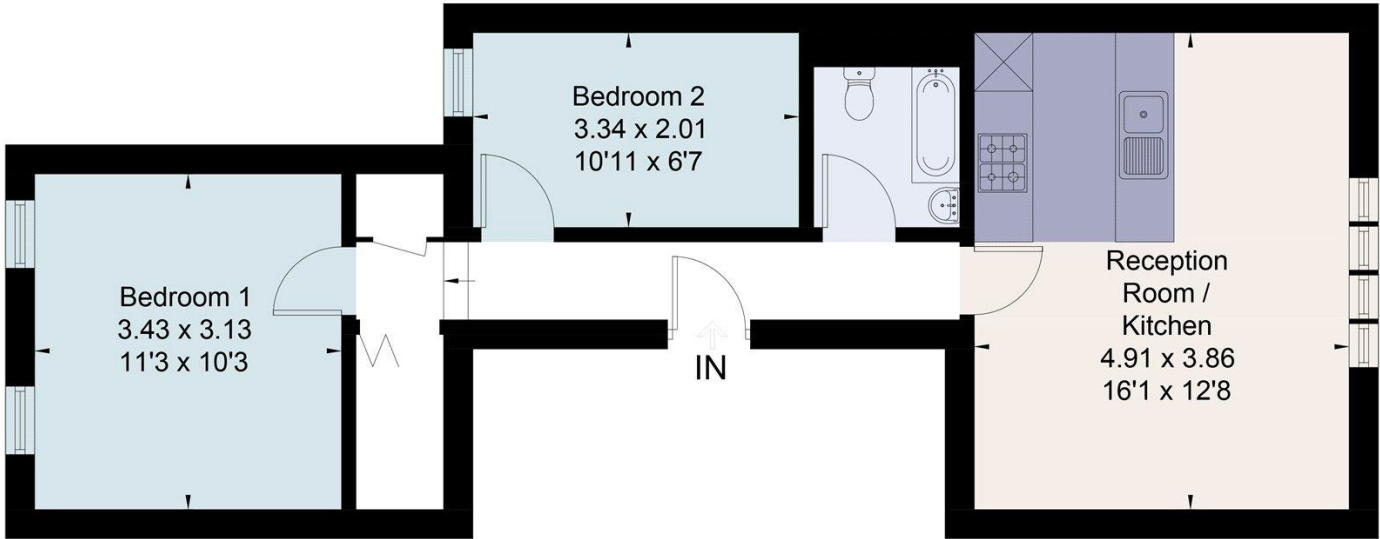


Castellain Road, London, W9  
Gross Internal Area 528 sq ft, 49.1 m²

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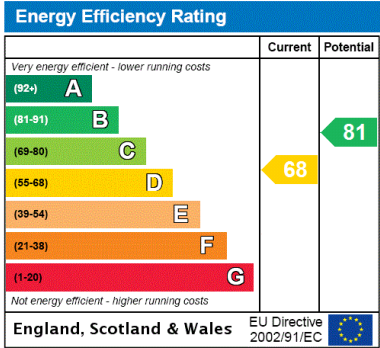
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Approximate Area = 49.1 sq m / 528 sq ft  
For identification only. Not to scale.  
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Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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