

Spacious three-bedroom upper maisonette with a superb roof terrace.



Three-bedrooms, two-bathrooms
Generous living space
South facing roof terrace
Bright upper maisonette
Period conversion

### **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 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 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 and Warwick Avenue stations (Bakerloo Line), Royal Oak (Hammersmith and City and Circle lines) along with Paddington station which is also close by for the Heathrow Express and the Elizabeth Line.

Maida Vale benefits from a wide selection of local amenities such as cafes, bars, restaurants and florists accessible via Elgin Avenue and Lauderdale Parade. The canals of Little Venice are only a short stroll away.

## About this property

Well-presented throughout this bright upper maisonette benefits from plenty of natural light.

Arranged across the top two floors of a period conversion the versatile apartment can either have two bedrooms and two reception rooms, or three bedrooms and one reception room.

The entrance to the apartment is on the second floor, with the third floor comprising of a reception room, second reception room/ bedroom, bathroom and separate kitchen which opens onto a superb south facing roof terrace. The top floor consists of the principal bedroom with walk-in wardrobe and en suite, second bedroom and eaves storage.

#### **Tenure**

Share of Freehold (Lease Expiry June 2123)

# **Local Authority**

City Of Westminster

# **Council Tax**

Band = D

### **Ground Rent**

N/A

# **Service Charge**

£1200 per annum

## **Energy Performance**

EPC Rating = D

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Maida Vale & Little Venice Office.

















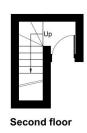


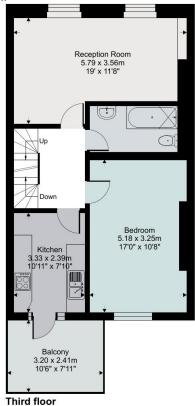
Sutherland Avenue, London, W9 2HE

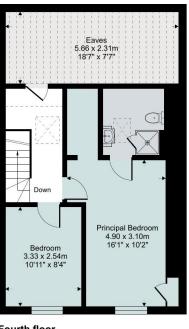
Approximate Area = 1092 sq ft / 101 sq m Limited Use Area(s) = 172 sq ft / 16 sq m

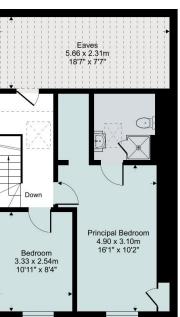
Total = 1264 sq ft / 117 sq m For identification only - Not to scale



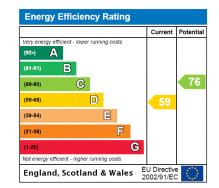








Fourth floor





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. oduced for Savills (UK) Limited. REF: 921523

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