



Superb three-bedroom lateral apartment within Little Venice.

Cunningham Court, Maida Vale, London, W9

Guide Price £1,450,000 Leasehold (Lease Expiry December 2198)

savills

Bright double reception room • Three bedrooms
• Two bathrooms • Balcony • Lift

Local Information

Little Venice is an extremely sought-after location in W9. Many properties located in this particular section of Maida Vale benefit from access to manicured resident's communal gardens. Little Venice has a wide array of local amenities such as cafés, bars, restaurants, florists, and green grocers accessible via Clifton Road and Formosa Street. The local area has excellent transport links including Warwick Avenue Station (Bakerloo Line) and Paddington Station (Bakerloo, Heathrow Express and Elizabeth Lines). Little Venice, Regents Canal is home to dozens of narrow boats, water cafés, art gallery and a hotel boat.

About this property

This fantastic apartment is situated on the second floor of Cunningham Court, a highly desirable mansion block within Little Venice.

The bright lateral apartment comprises a generous double reception room, and separate well-appointed kitchen which opens onto a balcony. Bedroom accommodation comprises a spacious principal bedroom with built-in storage and en suite, two further bedrooms and a shower room.

Tenure

Leasehold (Lease Expiry December 2198)

Local Authority

City Of Westminster

Council Tax

Band = G

Ground Rent

£240 per annum (payable quarterly)

Service Charge

£5423.52 per annum (payable quarterly)

Energy Performance

EPC Rating = C

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.





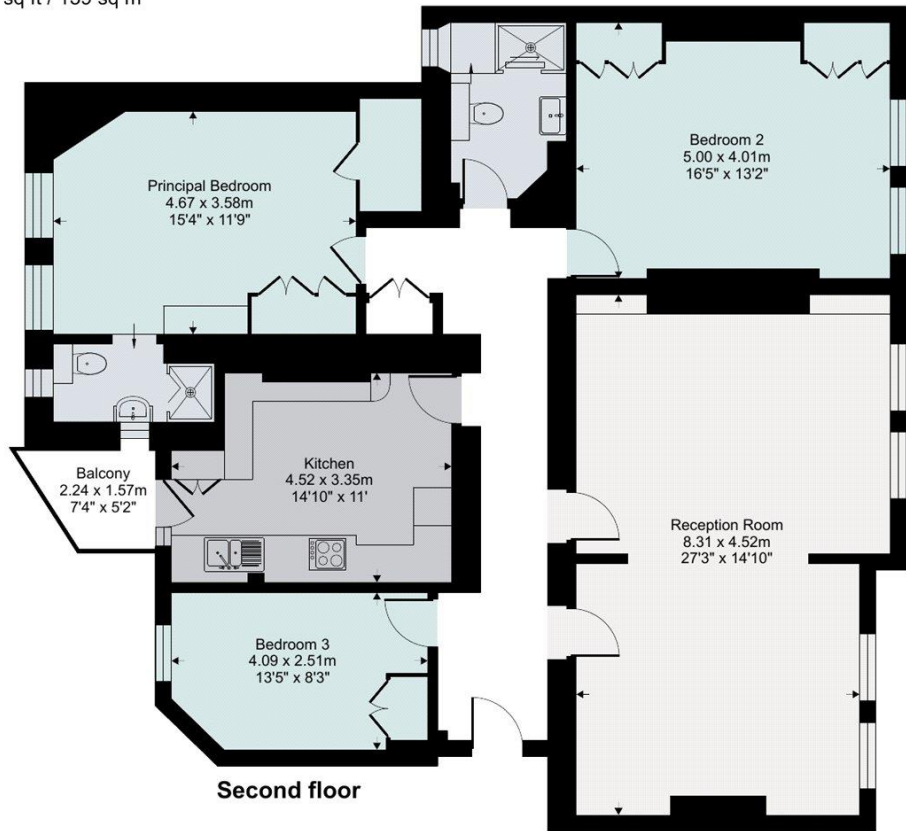
Cunningham Court, Maida Vale, London, W9
Gross Internal Area 1496 sq ft, 139 m²

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George Baskerville
Maida Vale & Little Venice
+44 (0) 20 3425 5600
george.baskerville@savills.com

Cunningham Court, Maida Vale, London, W9 1AE

Approximate Area = 1496 sq ft / 139 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2022. Produced for Savills (UK) Limited. REF: 917469

| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | 73 | |
| (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 |  |

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