



Winterton House, Maida Vale W9

£1,800,000

A stunningly, bright and spacious three bedroom, two bathroom penthouse apartment (1400 SqFt / 130 SqM) on the fifth floor of this portered block benefiting from private underground parking. The flat boasts stunning reception which flows into dining area and open plan kitchen with access to two large terraces which run the length of the flat, master bedroom with ensuite bathroom, two further bedrooms, family bathroom, wood flooring. Dantherm air purification system, air conditioning and underfloor heating. Ideally situated at the back of the development the flat is extremely peaceful. Winterton House is ideally located opposite to the shops and cafes of Clifton Road, moments from Regents Canal and only a short walk to either Warwick Avenue and Maida Vale Underground Stations (Bakerloo Line). Lease has 101 years unexpired, service charge £11,376.46 pa, ground rent £800 pa, council tax band G. SOLE AGENT

Winterton House, Maida Vale W9

Reception Room



Bedroom 1



Open Plan Kitchen



En - Suite bathroom



dining space



Bedroom 2



Bedroom 3

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Family Bathroom



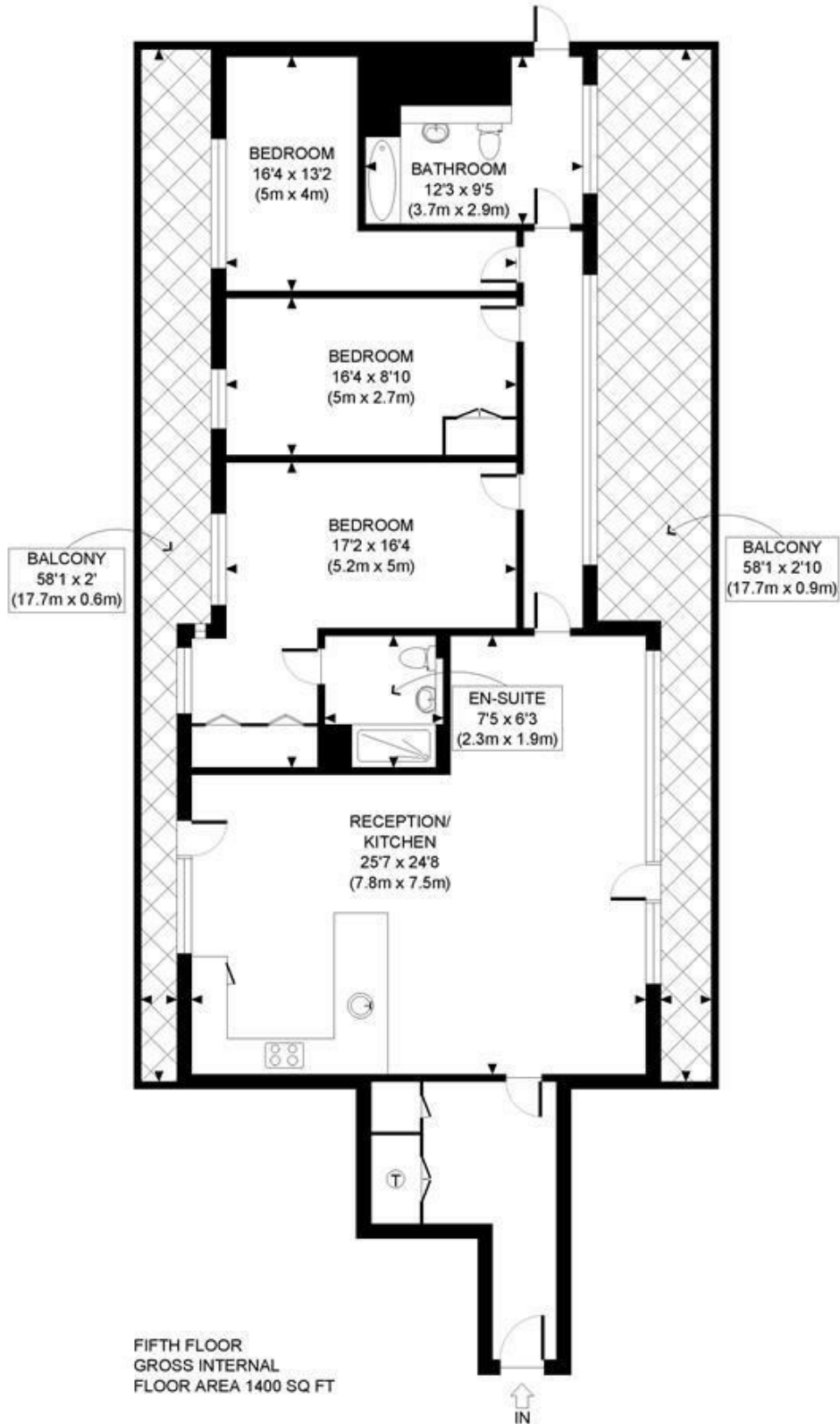
Terrace 1



Terrace 2



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



APPROX. GROSS INTERNAL FLOOR AREA: 1400 SQ FT/ 130 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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