



### Charfield Court, Maida Vale W9

**£550,000**

A spacious and bright three bedroom Fifth and Sixth floor ( with lift ) duplex apartment in this well positioned purpose built block adjacent to Formosa Street, Little Venice. The apartment, which requires refurbishment boasts a good size reception room, lovely kitchen opening to west aspect balcony / terrace, stairs leading to upper floor bathroom plus additional guest cloakroom. and bedrooms, the main bedroom affording wonderful Easterly views, the apartment also has an abundance of storage. Charfield Court is a few minutes walk of Warwick Avenue underground station ( Bakerloo Station ) Further transport links can be found at Paddington Main Line Station together with the Elizabeth Line and Heathrow express as well as excellent local shops, cafes and restaurants and is also within close proximity to the picturesque canal and Paddington Recreation Ground / sports club. Leasehold 170 years unexpired. SOLE AGENTS.

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**Reception room**



**Bedroom 1**



**Kitchen**



**Bedroom 2**



**Balcony**



**Bedroom 3**



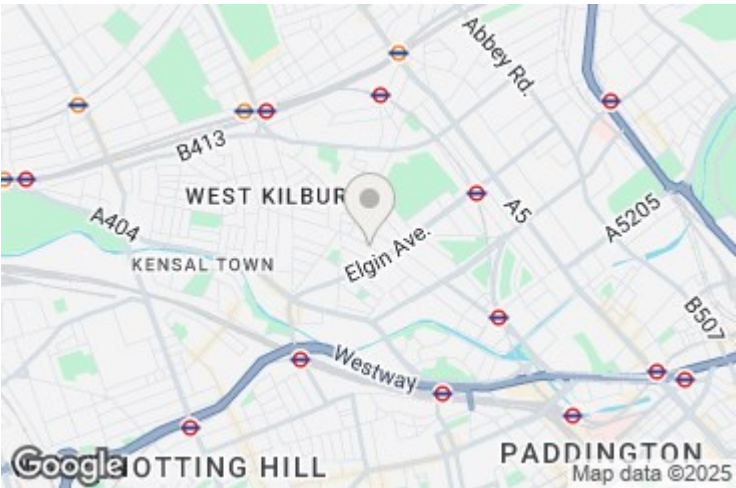



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Bathroom

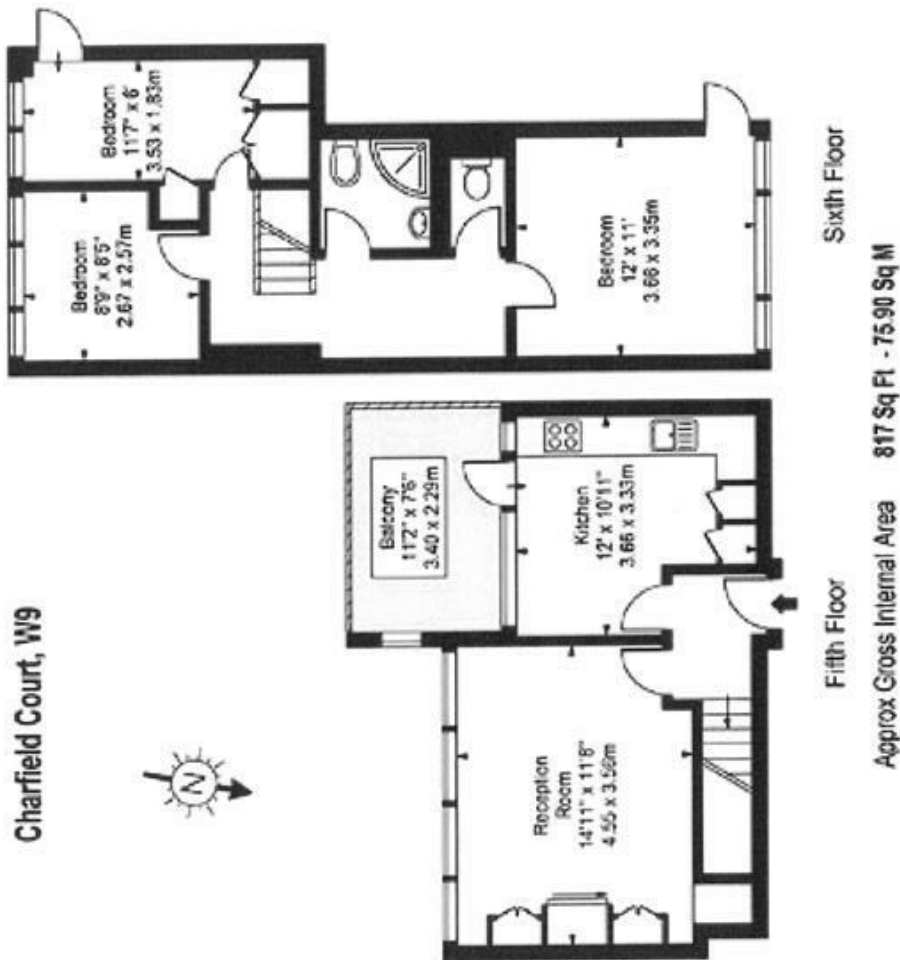


Exterior



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	82
England & Wales	EU Directive 2002/91/EC 	

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



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Est. 1995

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**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimeters), 1m (one meter) = 3.29'(feet)