



## Winterton House, Maida Vale W9

**£1,599,000**

A stunning three-bedroom penthouse apartment offering exceptional lateral living space and an abundance of natural light throughout. The property features a spacious open-plan reception and dining area, finished to a high standard, with floor-to-ceiling doors and windows opening onto two impressive balconies, perfect for entertaining or enjoying panoramic views. The principal bedroom benefits from fitted wardrobes and a luxurious en-suite, complemented by two further well-proportioned bedrooms and a contemporary family bathroom. The flat boasts portorage, underground parking, underfloor heating, air conditioning and is ideally positioned at the back of the development which is extremely peaceful. Conveniently 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).

# Winterton House, Maida Vale W9

Reception Room



Bedroom 1



Open Plan Kitchen



En - Suite bathroom



dining space



Bedroom 2



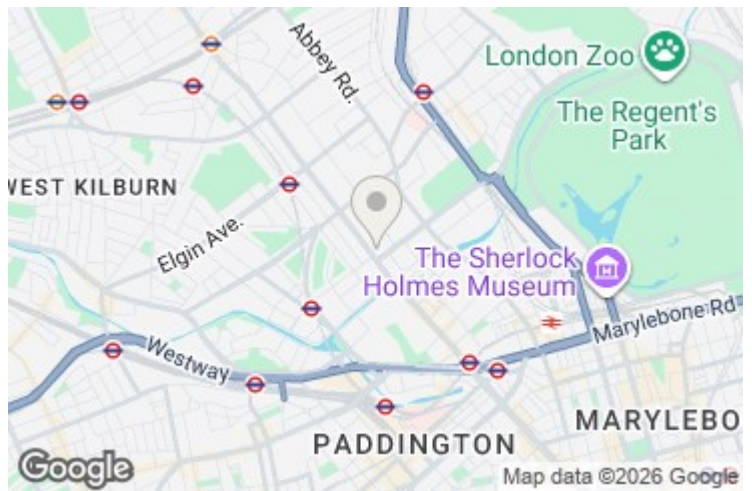
Bedroom 3

# Winterton House, Maida Vale W9

## Family Bathroom



## Terrace 1

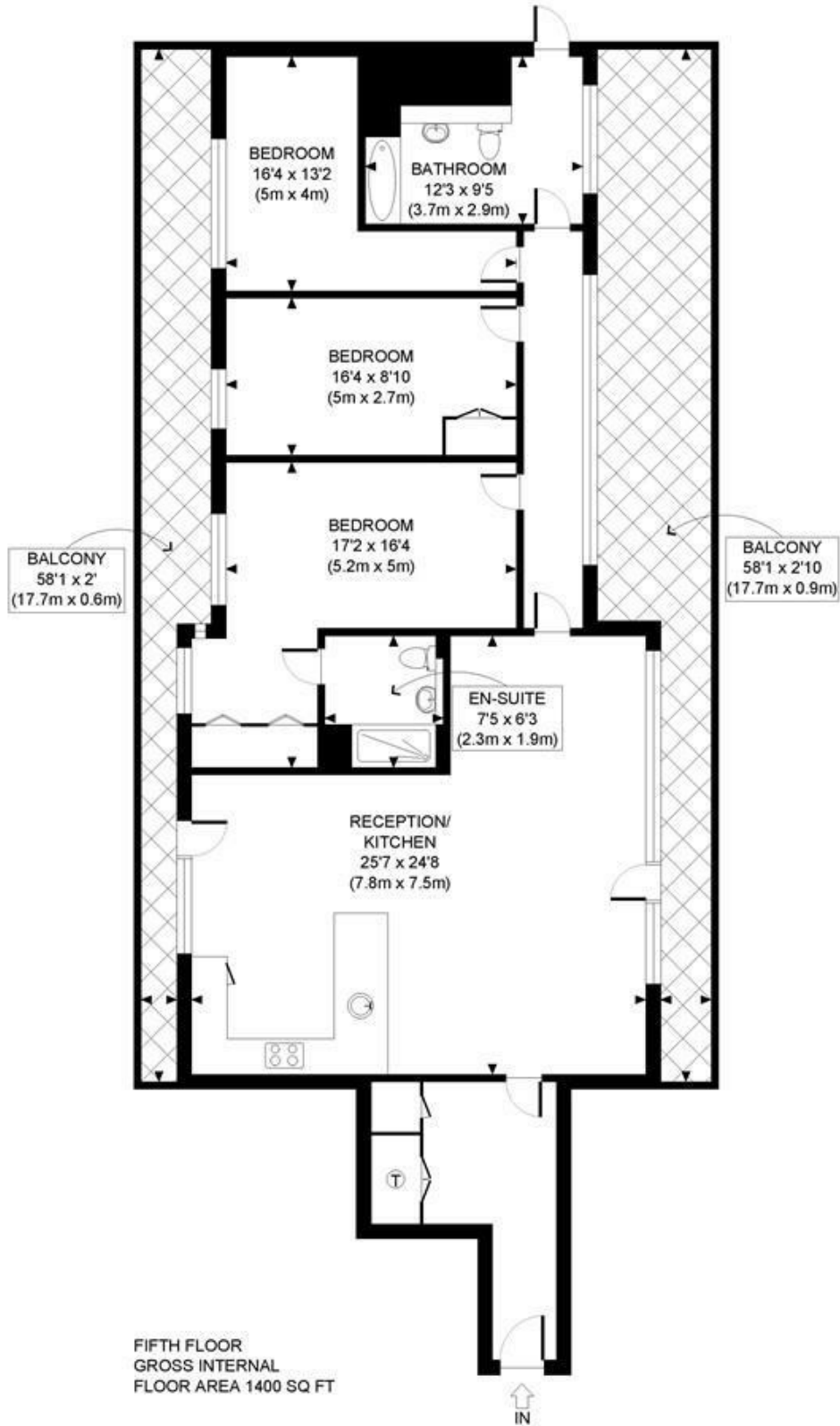


## Terrace 2



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
					EU Directive 2002/91/EC

## Exterior



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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