



**Stafford House, Maida Avenue, W2**

**Asking Price £750,000**

A bright and spacious Two double bedroom apartment with the added benefit of a Lift!. Situated on the top floor (4th) of this small Mansion block located in the heart of Little Venice opposite the delightful Regents Canal. The flat boasts reception with feature fireplace and wood flooring, a fully fitted kitchen as well as use of communal gardens. Ideally located on Maida Avenue the flat is ideally positioned close to Warwick Avenue Underground Station (Bakerloo Line) and Paddington Station with easy access to Heathrow. SOLE AGENTS

# Stafford House, Maida Avenue, W2

Reception room



Bedroom 2



Kitchen



Bathroom



Bedroom 1



Exterior

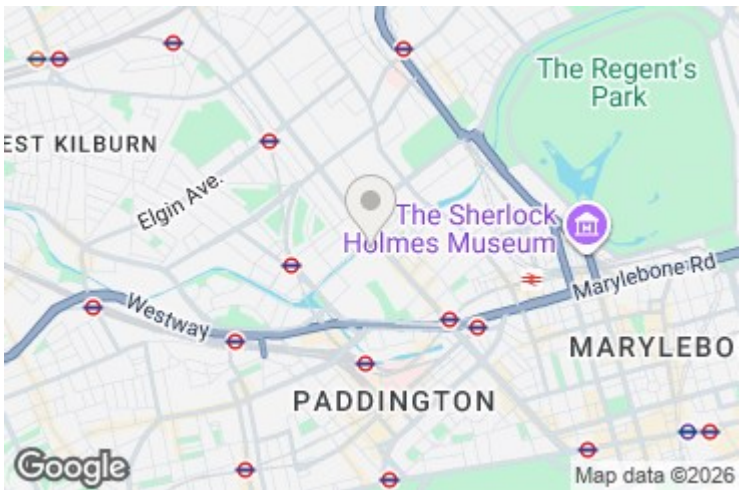
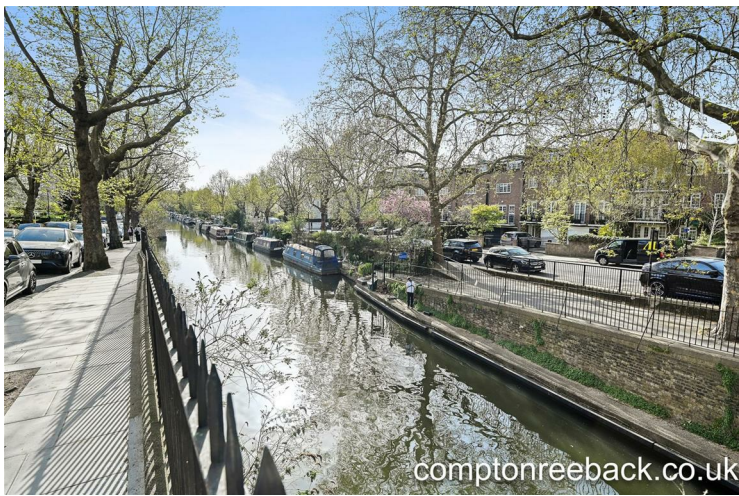


# Stafford House, Maida Avenue, W2

## Communal gardens

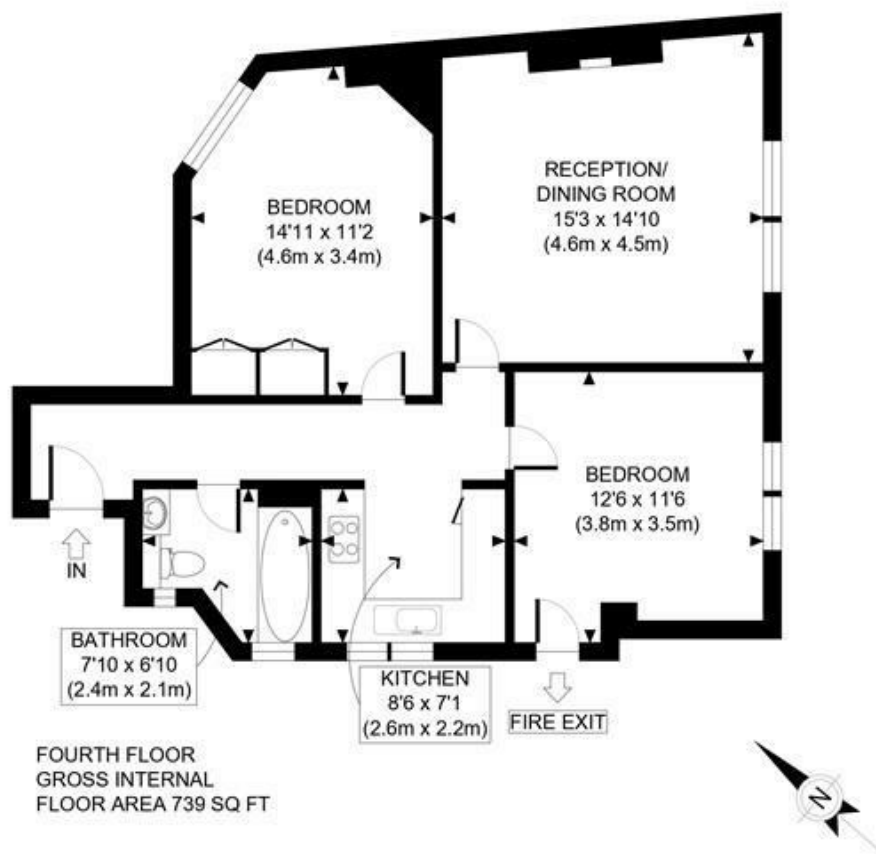


## View



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			
		60	79
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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.

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

**MAIDA VALE**

75 Castellain Road  
 Maida Vale  
 London W9 1EU  
 T 020 7266 5000  
 F 020 7266 1119  
 E w9@comptonreeback.co.uk

Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098  
 Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU

Directors: Brian Compton & Julian Reeback  
 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) = 30.48cm (centimeters), 1m (one meter) = 3.29'(feet)

[comptonreeback.co.uk](http://comptonreeback.co.uk)