



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

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Reception room



Bedroom 2



Kitchen



Bathroom



Bedroom 1



Exterior

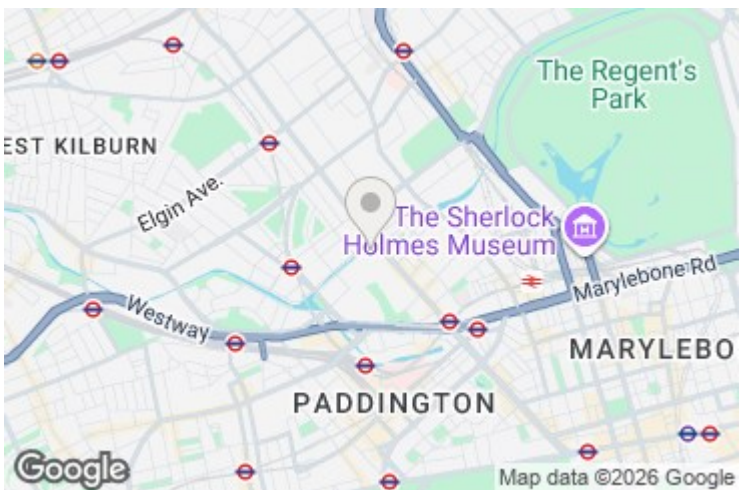
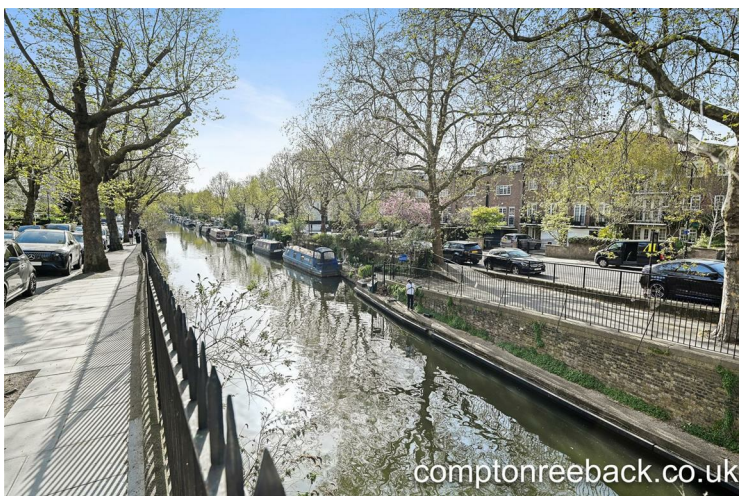



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Communal gardens

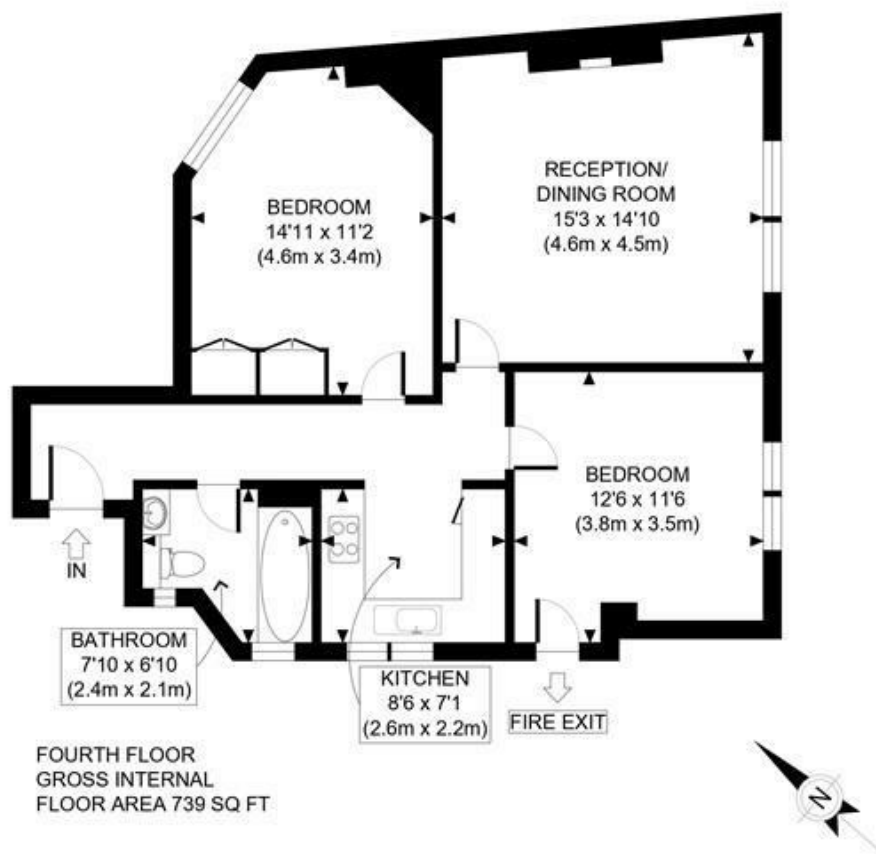


View



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
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.

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