



Stuart Towers, Maida Vale W9

£450,000

Compton Reeback are delighted to offer this recently refurbished beautifully presented one bedroom apartment situated on the first floor of this popular portered block located in the heart of Maida Vale. The flat boasts reception with access to private balcony, a fully fitted kitchen and master bedroom with dressing area/study leading to ensuite style bathroom. The building benefits from 24 hour concierge, three passenger lifts and bicycle storage. Ideally located on the junction of Maida Vale and Sutherland Avenue the flat is located close to both Maida Vale and Warwick Avenue Underground Stations (Bakerloo Line) as well as the shops and cafes of Little Venice's Clifton Road with Paddington mainline station and St. John's Wood also near by. Share of Freehold with Lease of 954 years, Council Tax Band D, Service Charges £3,804pa. No Chain.

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Reception room



Bathroom



Kitchen



Balcony



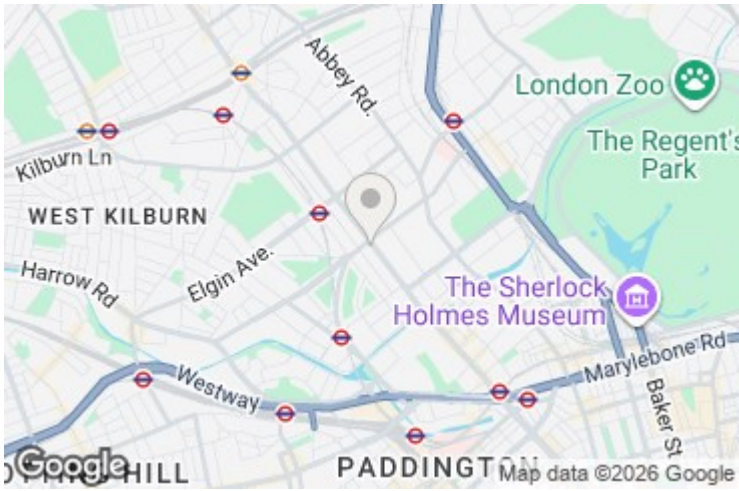
Bedroom



Exterior

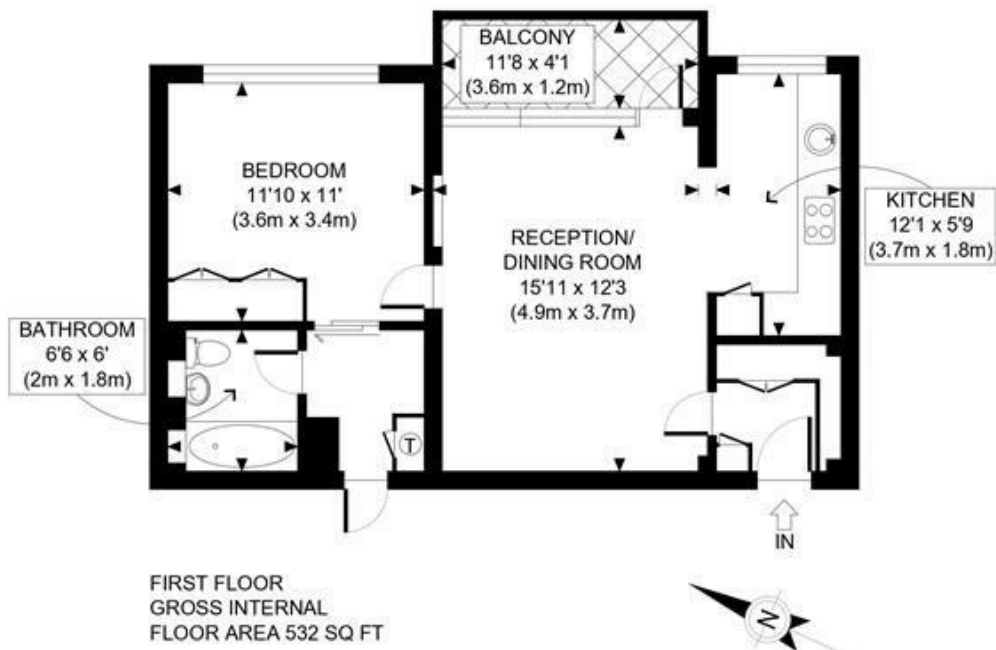


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		55	79
England & 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		



APPROX. GROSS INTERNAL FLOOR AREA: 532 SQ FT/ 49 SQM

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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Est. 1995

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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) = 3.28' (feet)

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