

Maida Avenue, Little Venice W9







Offered for sale and arranged over approximately 1,172sqft. is this two bedroom, two bathroom apartment located on the second floor of this grand stucco fronted building in the heart of Little Venice.

The reception/dining room is to the front of the property and has two large windows overlooking the wonderful Regent's Canal. The principal bedroom, with en-suite shower room, is also overlooking the Canal providing the most idyllic views.

There is a large separate kitchen which is fully fitted with all of the appliances whilst there is an additional bedroom which will have access to the family bathroom.

The property is sold in good condition and also benefits from a share of the freehold. The flat directly beneath can also be purchased and, subject to consent, could be connected.

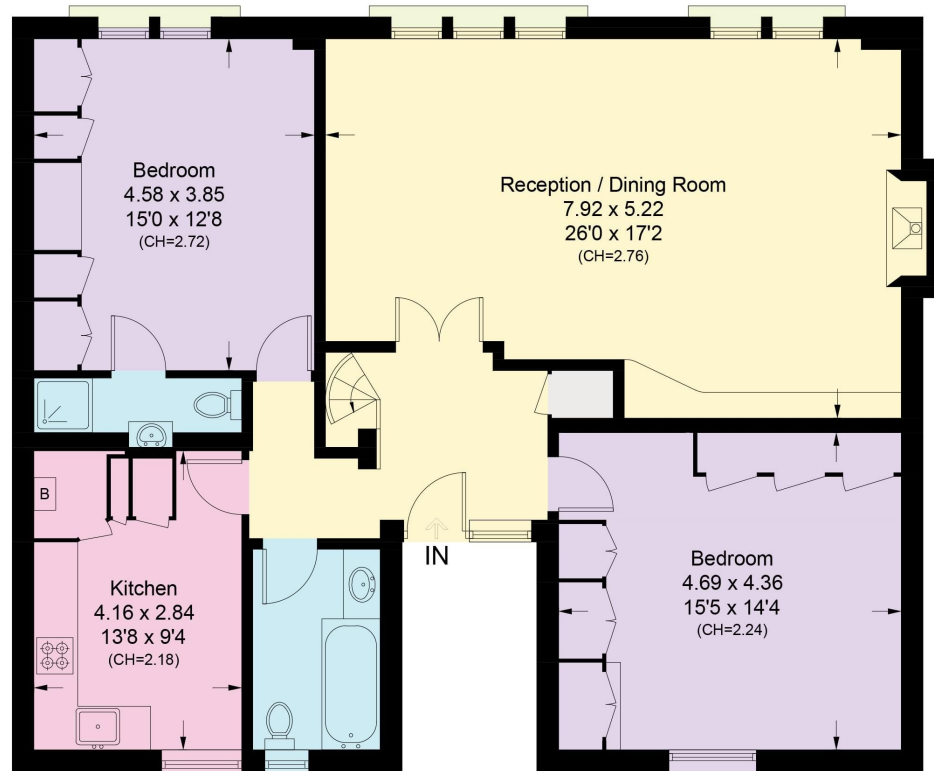


Maida Avenue is within close proximity to Warwick Avenue Underground Station (Bakerloo Line) which is 0.2 of a mile away, London Paddington is only 0.4 of a mile away and Heathrow can be reached within 15 minutes via the Heathrow Express from Paddington Station. The property is located directly opposite Regent's Canal and is within walking distance to the open spaces of Regent's Park and Paddington Recreation Ground.



Maida Avenue, W2

Approximate Area = 108.9 sq m / 1172 sq ft



Second Floor

Approximate Area = 108.9 sq m / 1172 sq ft

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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We would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2021. Photographs and videos dated September 2021.

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