



Saltram Crescent, Maida Vale, W9

Garden Maisonette

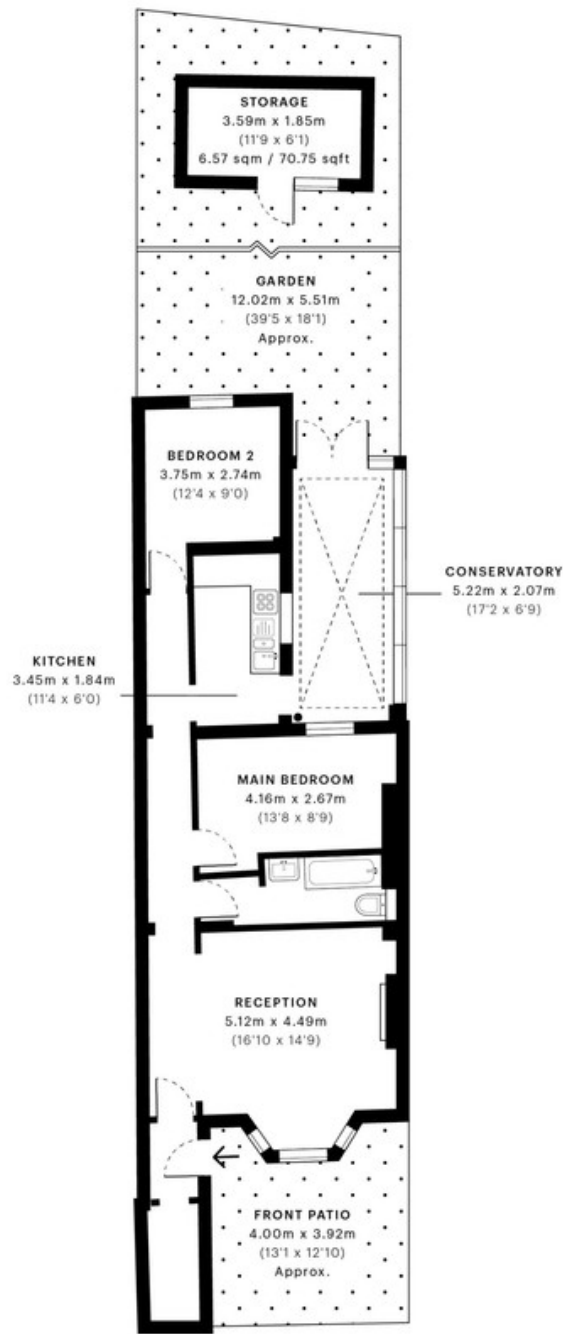
Asking Price Of: £600,000

These two beds, period conversion garden apartment is being offered to the market chain free. The classical features, such as the fireplaces and large windows, which add light and ensure the flat feels spacious whilst the flexible layout offers the opportunity for a variety of floorplans and conversion opportunities. The unofficial conservatory adds a bright open room that flows directly into the garden offering a calm, private outdoor space that also includes a separate outbuilding. All of this combined with an agreed lease extension means that the flat is the perfect opportunity to create a dream home. Early viewings are strongly recommended.



- Two bed apartment
- Large private garden
- Period conversion
- Potential to renovate
- Long lease
- Close to Queens Park and Westbourne Park stations
- Walking distance to Little Venice and Portobello Road

Located between Queens Park and Maida Vale, the flat is an easy walk from Queens Park, Westbourne Park and Warrick Avenue Tube Stations giving access to all of London through the strong transport links on offer. Portobello Road, Little Venice and Abbey Road are all nearby offering a world famous selection of shops, restaurants and attractions to explore at all year round. Thanks to having the Grand Union Canal and Paddington Recreational Ground within a short stroll, there is an abundance of additional green space to enjoy alongside the private garden.



— Lower Ground Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
76.06 sqm / 818.70 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes washrooms, restricted head height
69.03 sqm / 743.03 sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 75.57 sqm / 813.43 sqft
IPMS 3C RESIDENTIAL 69.55 sqm / 748.63 sqft

SPEC ID 60bf66166d344d0de0b781ad

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Westways



Tenure: Leasehold

Lease Remaining: 149 years on completion

Gross Internal Area: 819 sqft

Ground Rent: Peppercorn

Local Authority: Westminster City Council

Council Tax Band: E

EPC Rating: TBC

In accordance with the 1993 Misdescriptions Act: The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order. Neither has the Agent checked the legal documents to verify the Leasehold/Freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

