



**Formosa Street, Little Venice**  
**Asking Price: £500,000**



A rare jewel of a home in the heart of Maida Vale. This stylish 1 bed flat makes for the perfect first-time home or pied a terre for travelling professionals.

With luxury and thoughtful details throughout, this apartment is a dream to come home to. The open-plan living, dining and kitchen are beautifully laid out for entertaining, relaxing or just enjoying being at home. It is fully equipped with a full-size fridge/freezer, Smeg hob, washing machine and dishwasher.

The sleek feature wall in the lounge includes a subtle wallpaper pattern and the floating ledge can discreetly store your hidden treasures while providing plenty of space for your entertainment system.

The bedroom is cozy while deceptively designed to offer plenty of storage space, even for luggage.

The modern bathroom brings in lots of light and features convenient niches for your products and storage. The bathtub panel is even made from liquified bronze!

Beyond enjoying your home, you will absolutely love living on Formosa Street, one of the cutest streets of Maida Vale. It has some of the area's favourite coffee shops, florists, restaurants, pubs, convenience stores and dry cleaners.

Maida Vale is one of northwest London's most desirable areas for its tree-lined streets and village feel. You are close to Little Venice Canal for hours of enjoyment and discovery. Along the canal enjoy great restaurants like the Summerhouse, The Waterway or Cafe Laville.

There are plenty of green space options. Paddington Rec is a public space offering 27 acres of parkland and includes tennis courts, athletics track and bowling green or there's Rembrandt Gardens which is an oasis and peace along the canal.

Maida Vale also has other quaint shops and restaurants around Elgin Avenue, Castellain Road and Sutherland Avenue (including an Everyman Theatre).

For transport, You are a few steps away from the Warwick Avenue station (Bakerloo line), with Paddington station being one stop away. From there you can access Heathrow Express (15 minutes), Elizabeth line, District & Circle & Hammersmith and City lines along with regional and national trains.

This is truly the perfect home for the discerning buyer that puts a premium on luxury details, location and convenience. Get in touch today to book a viewing.

### **Key Features**

- Chic and stylish design
- Modern fully fitted kitchen
- Contemporary bathroom
- Great location in Maida Vale
- Near Little Venice canal
- Excellent transport links





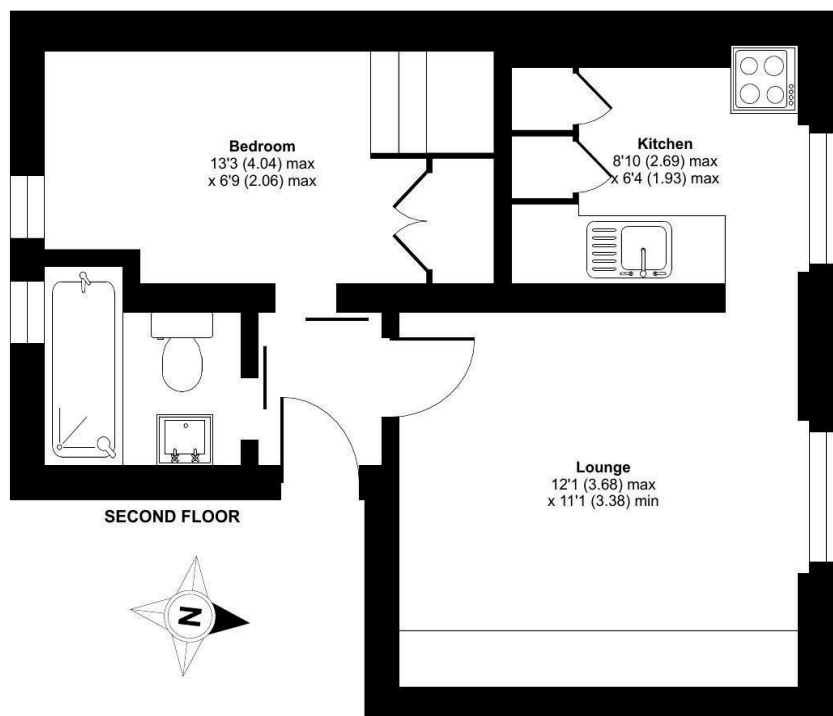




## Formosa Street, London, W9

Approximate Area = 348 sq ft / 32.3 sq m

For identification only - Not to scale



## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>	<b>62</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



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