



STUART TOWER, W9 £495,000 SOLE AGENT Subject to contract

A well-proportioned one bedroom flat on the third floor of this well-known and sought after modern purpose built block with three lifts, 24-hour security and a balcony overlooking Little Venice. Stuart Tower is situated 0.4 miles walking distance of the Regents Canal, local shops, cafes in Clifton Road and the underground at Warwick Avenue (Bakerloo line). Access to the motorway network is 1.2 miles to the motorway network as is Paddington main line station with the added advantage of the high speed link to London's Heathrow Airport. A parking space is available via separate negotiation.

Leasehold - 957 Years Remaining | Balcony | Reception Room | Kitchen | Bedroom | Bathroom | Entrance Hall | 24-Hour Porterage | Passenger Lift | Parking Space Available Via Separate Negotiation

winkworth.co.uk/maidavale

Winkworth

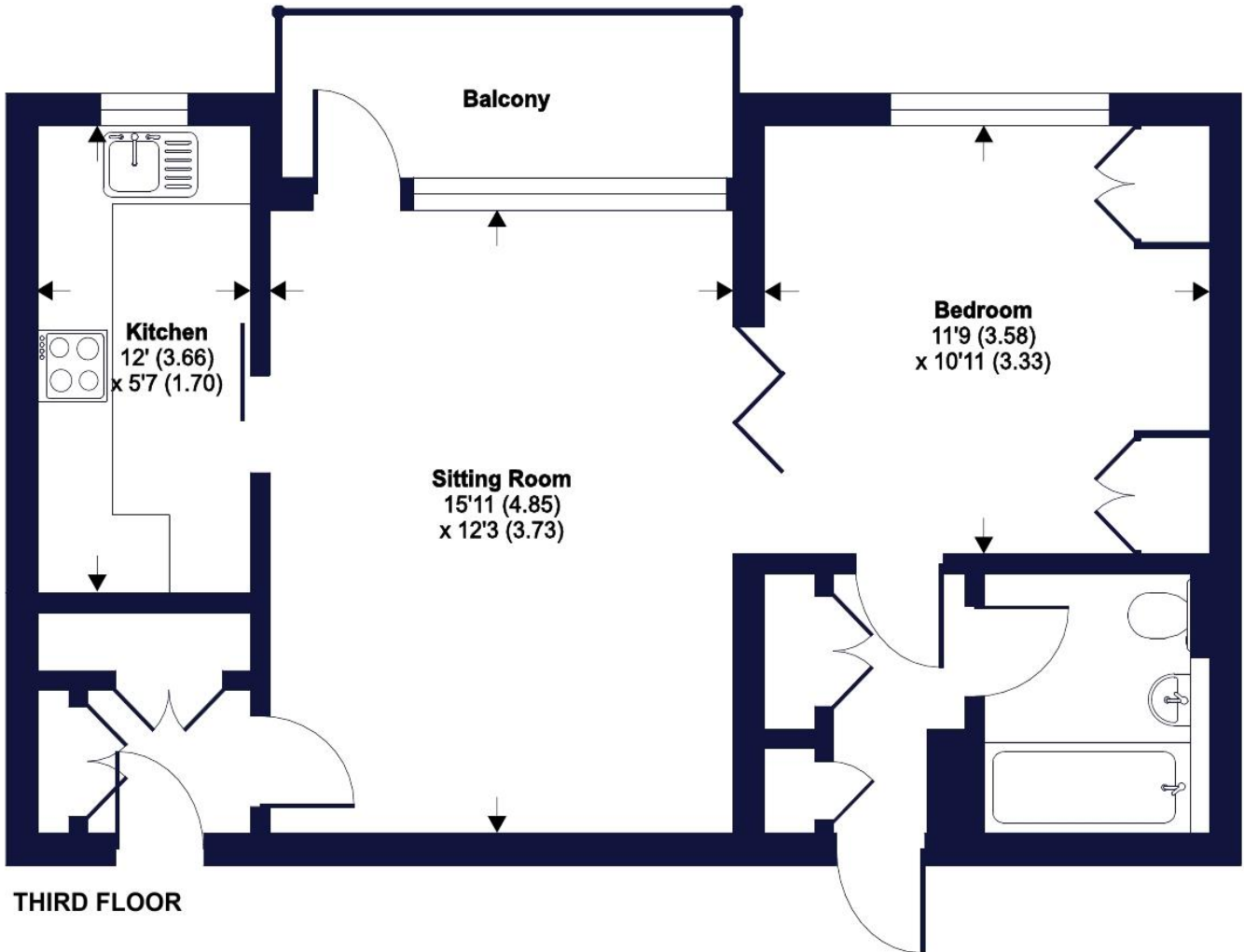
incorporating
Vickers



Maida Vale, London, W9

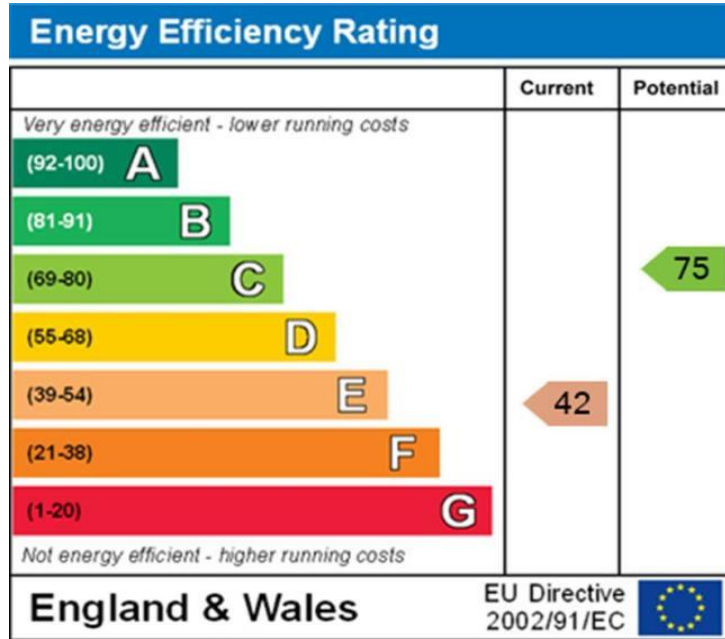
Approximate Area = 536 sq ft / 49.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2022. Produced for Winkworth. REF: 875595





Tenure: Leasehold

Term: 999 Years From 24/06/1981

NOTES: **A parking space is available via separate negotiation.**

Service Charge: £3,700 per annum

Current Ground Rent: A Peppercorn / No Ground Rent Applicable

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

NB: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Neither Winkworth nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested.

Maida Vale | 211-213 Sutherland Avenue, Little Venice, London W9 1RU
020 7289 1692 | maidavale@winkworth.co.uk

winkworth.co.uk/maida-vale

Winkworth

incorporating
Vickers



Proprietors: FINEBASE W9 Limited trading as Winkworth
Registered office: 103-104 St John's Wood Terrace, London NW8 6PL
Registered in England No 12007773