

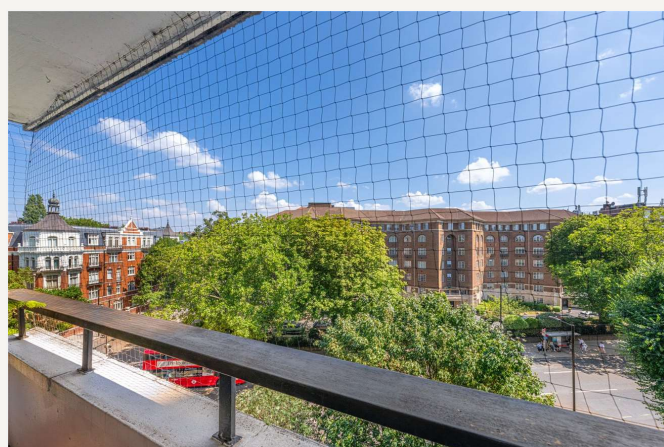


Stuart Tower, London, W9

£459,000 *Leasehold*



Winkworth Maida Vale are delighted to present this bright and well-proportioned one-bedroom apartment with a private balcony, situated on the fifth floor of Stuart Tower, a popular modern purpose-built development benefitting from lift access and 24-hour security. The apartment offers well-balanced accommodation comprising a spacious reception room with floor-to-ceiling windows, providing an abundance of natural light and direct access to the private balcony. There is also a separate kitchen, a well-appointed bathroom, and a generous double bedroom with fitted wardrobes. Stuart Tower is ideally positioned on the border of St John's Wood and Little Venice, within easy reach of the picturesque Regent's Canal (approximately 0.4 miles), the boutique shops, cafés and restaurants of Clifton Road (approximately 0.2 miles), and Paddington Recreation Ground (approximately 0.5 miles), which offers excellent leisure facilities including children's play areas, tennis courts and running tracks. Warwick Avenue Underground Station (Bakerloo Line) is also approximately 0.4 miles away, providing convenient access to Central London.



Winkworth Maida Vale

020 7289 1692 | maidavale@winkworth.co.uk

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KEY FEATURES

- Double Bedroom with Fitted Wardrobes
- Private Balcony
- Lift Access
- 24-Hour Security
- Separate Kitchen
- Modern Bathroom



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 24/06/2980

Service Charge: £3,804.16 per annum

Ground Rent: £0 Annually

Council Tax Band: D

EPC rating: D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

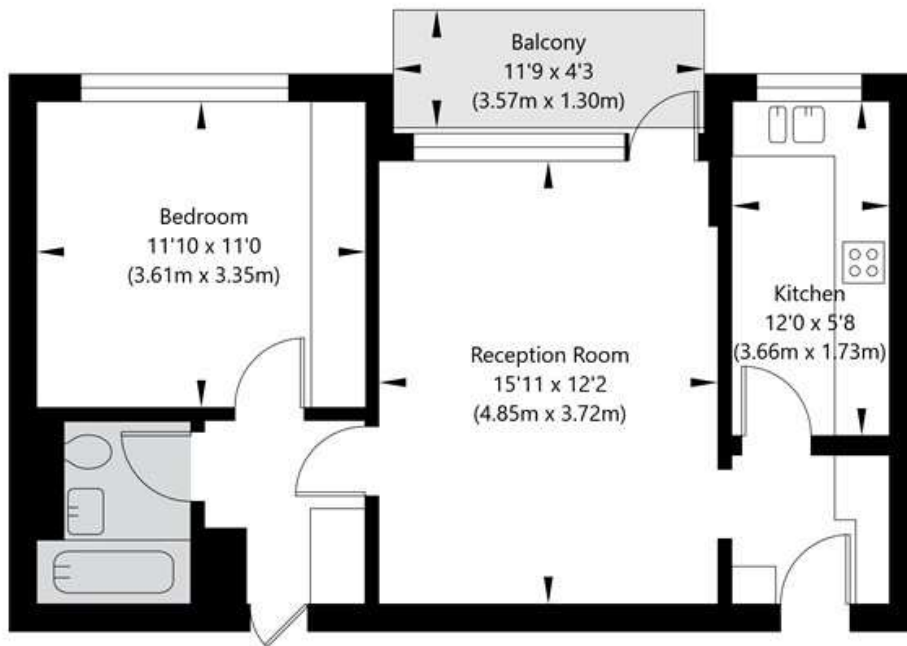
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WHP260100>

Stuart Tower, 105 Maida Vale, London, W9 1UF

5th Floor
GROSS INTERNAL FLOOR AREA
APPROX. 48.82 SQ M / 526 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 48.82 SQ M / 526 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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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.

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