

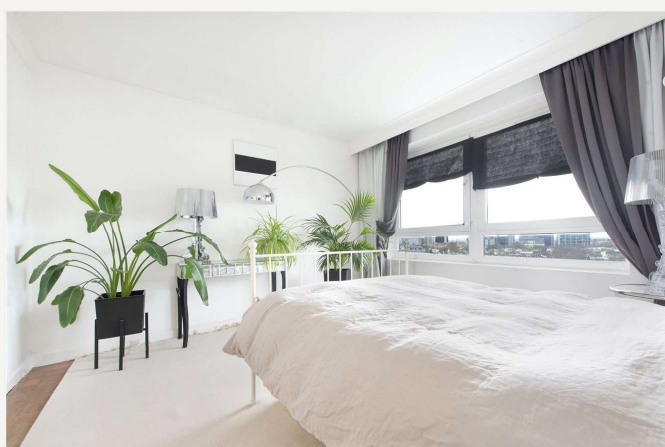


## Stuart Tower, London, W9

£550,000 *Leasehold*



Set within the popular Stuart Tower, located on the corner of Sutherland Avenue and Maida Vale, Winkworth Little Venice is excited to offer this one bedroom south westerly facing apartment situated on the twelfth floor (with a lift) of this purpose-built block with 24-hour concierge. This well-proportioned apartment comprises fully fitted kitchen, large reception room with floor-to-ceiling windows and a south-west-oriented balcony with stunning views over London. Leading off the reception room is the spacious bedroom and bathroom. Stuart Tower's apartments are well-liked for their ample storage, 24-hour portorage, passenger lifts, and lobby. Stuart Tower is positioned just 0.35 miles from Warwick Avenue Underground Station (Bakerloo Line) and 0.2 miles from the boutique shops and restaurants on Clifton Road and the famous Regents Canal.



**Winkworth Maida Vale**

020 7289 1692 | [maidavale@winkworth.co.uk](mailto:maidavale@winkworth.co.uk)

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## KEY FEATURES

- One Bedroom
- One Reception Room
- One Bathroom
- Balcony
- 24-Hour Portering
- Lift Access
- Leasehold



## MATERIAL INFO

**Tenure:** Leasehold

**Lease Expiry Date:** 13/06/3025

**Service Charge:** £3,804.16 per annum

**Ground Rent:** £0 Annually (subject to increase)

**Council Tax Band:** D

**EPC rating:** D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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



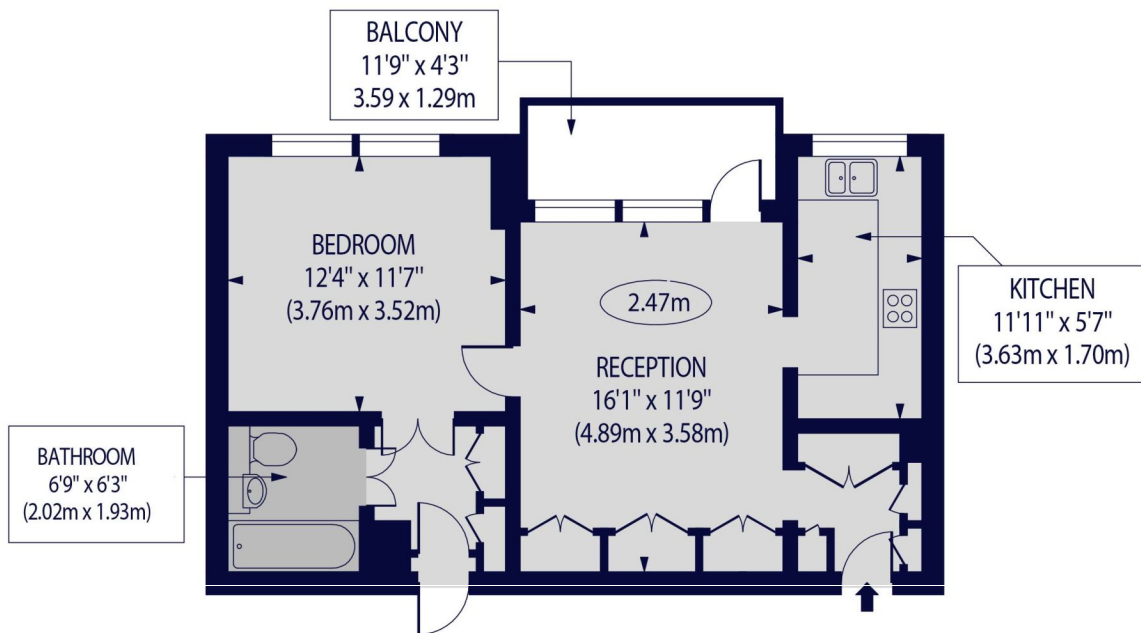
<https://www.winkworth.co.uk/sale/property/MDV250139>

## STUART TOWER 105 MAIDA VALE LONDON W9

Approx. Gross Internal Floor Area 542 sq ft. / 50.37 sq.m



 - Ceiling Height



TWELFTH FLOOR

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.54017

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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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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