



## Stuart Tower, London, W9

£500,000 *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 spacious one bedroom apartment situated on the sixth floor of this purpose built block. The well-proportioned apartment comprises a large bedroom with ample storage, bathroom suite, a separate kitchen, reception room with floor-to-ceiling windows and access to a private balcony. 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 shops and restaurants on Clifton Road. This apartment has the benefit of a separate storage unit located behind the lifts.



**Winkworth Maida Vale**

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

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## KEY FEATURES

- One Bedroom
- One Bathroom
- One Reception Room
- Separate Kitchen
- Balcony
- Passenger Lift
- 24-Hour Porter
- Leasehold



## MATERIAL INFO

**Tenure:** Leasehold

**Lease Expiry Date:** 27/06/2980

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

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

**Council Tax Band:** D

**EPC rating:** E





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 69 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 47 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

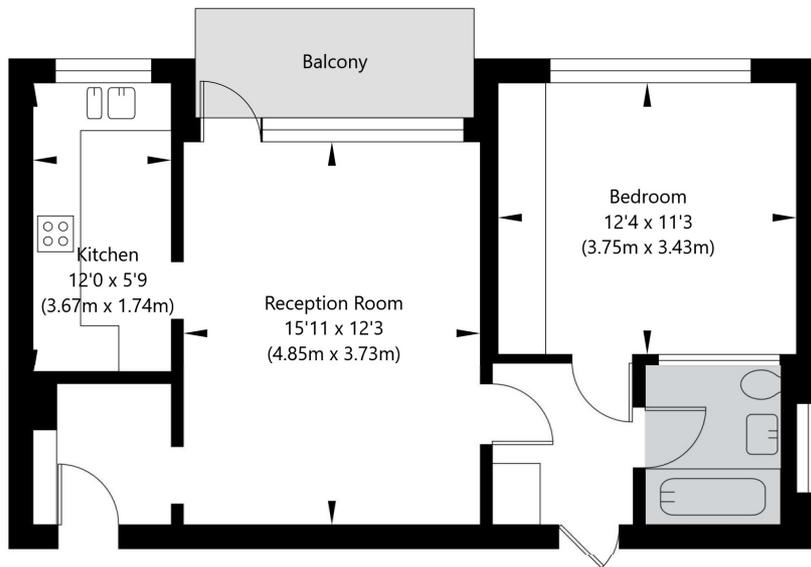
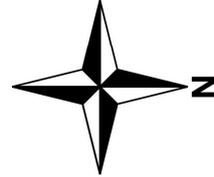
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/MDV250001>

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

6th Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 50.57 SQ M / 544 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 50.57 SQ M / 544 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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