

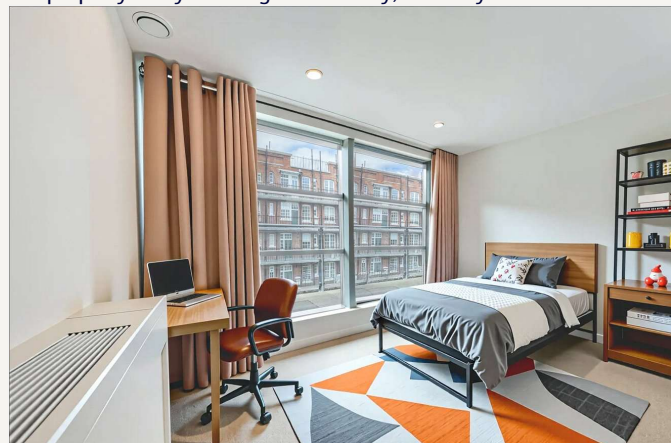


## Winterton House, London, W9

£1,650,000 *Leasehold*

3  1  2 

A beautiful, bright, and well-proportioned three-bedroom, two-bathroom apartment located on the fifth floor of a highly sought-after, purpose-built block. The building offers 24-hour security, a lift, underground parking, and access to two private terraces. This spacious lateral apartment (approximately 1,409 sq. ft.) is ready for immediate occupation and has been custom designed to feature a large open-plan kitchen, reception, and dining area with doors leading to two roof terraces. The accommodation comprises a principal bedroom suite, two further bedrooms, and a large separate bathroom suite. Positioned at the rear of the building, the apartment benefits from air conditioning, an air purification system, and underfloor heating throughout. Winterton House is ideally situated in the heart of this desirable area, close to all local amenities including the boutique shops and cafés of Clifton Road (approximately 0.1 miles), the famous Regent's Canal, Warwick Avenue Underground Station (Bakerloo Line – 0.4 miles), and Paddington Recreation Ground, which offers a children's play area, running track, and tennis courts (approximately 0.6 miles). Images have been virtually staged using CGI and are for illustrative purposes only. They are intended to convey the concept and vision for the property. They are for guidance only, and may alter and do not necessarily represent a true and accurate depiction of the finished property.



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## KEY FEATURES

- Three Bedrooms
- Two Bathrooms
- Shower Room
- Kitchen/Reception Room
- Lift
- Two Terraces
- Underfloor Heating
- 24-Hour Security
- Underground Parking
- Leasehold



## MATERIAL INFO

**Tenure:** Leasehold

**Lease Expiry Date:** 01/01/2126

**Service Charge:** £11,278.64 per annum

**Ground Rent:** £800 Annually (subject to increase)

**Council Tax Band:** G

**EPC rating:** D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	60 D
39-54	E		
21-38	F		
1-20	G		

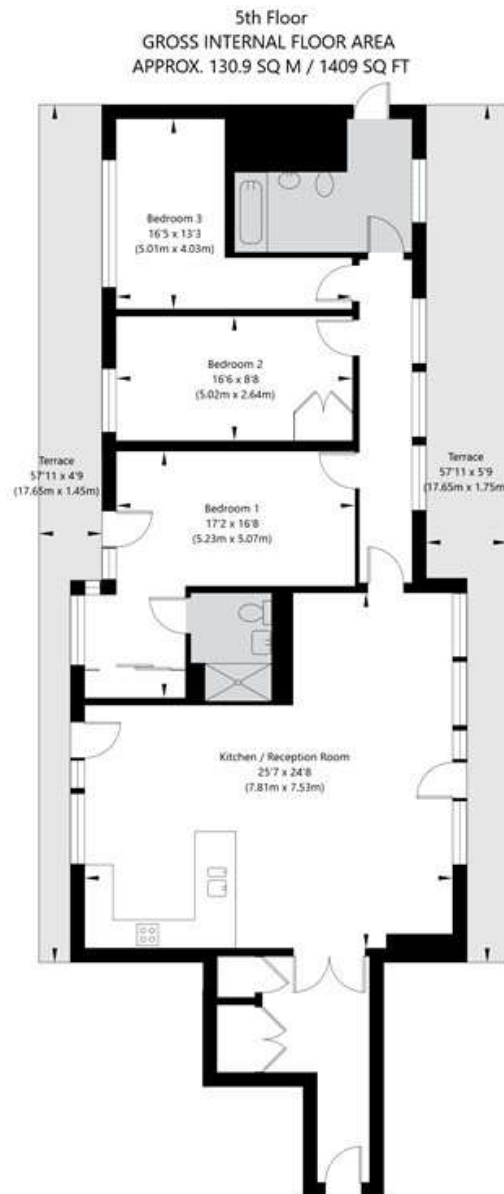
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/MDV230005>



## Winterton House, Maida Vale, London W9 1SP



APPROXIMATE GROSS INTERNAL FLOOR AREA 130.9 SQ M / 1409 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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