



MAIDA VALE, W9 £550,000 LEASEHOLD

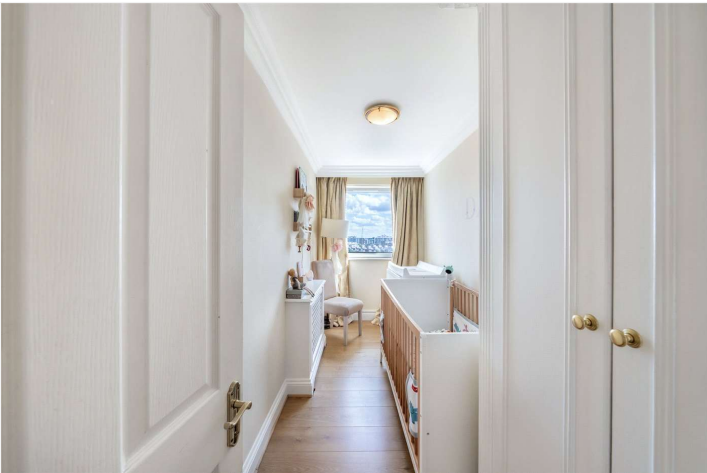
A bright and well-proportioned two-bedroom apartment with a balcony, situated on the fifteenth floor with stunning views over Central London forming part of this popular modern purpose-built block, with three lifts and 24-hour security. The apartment offers an open plan kitchen family area with a door opening to a balcony with wonderful views over London, two bedrooms and a fully fitted bathroom suite. Stuart Tower is situated in the heart of this fashionable area, close to the famous Regents Canal (0.4 miles), local shops, cafes on Clifton Road (0.2 miles) Paddington Recreation Ground (Approximately 0.5 Miles) with outstanding children's play area, tennis courts, running tracks and the Underground at Warwick Avenue (Bakerloo line - 0.4 miles).

Two Bedrooms | Fully Fitted Bathroom Suite | Open Plan Kitchen | Family Area | Balcony |
Purpose Built | Three Lifts | 24 Hour Security

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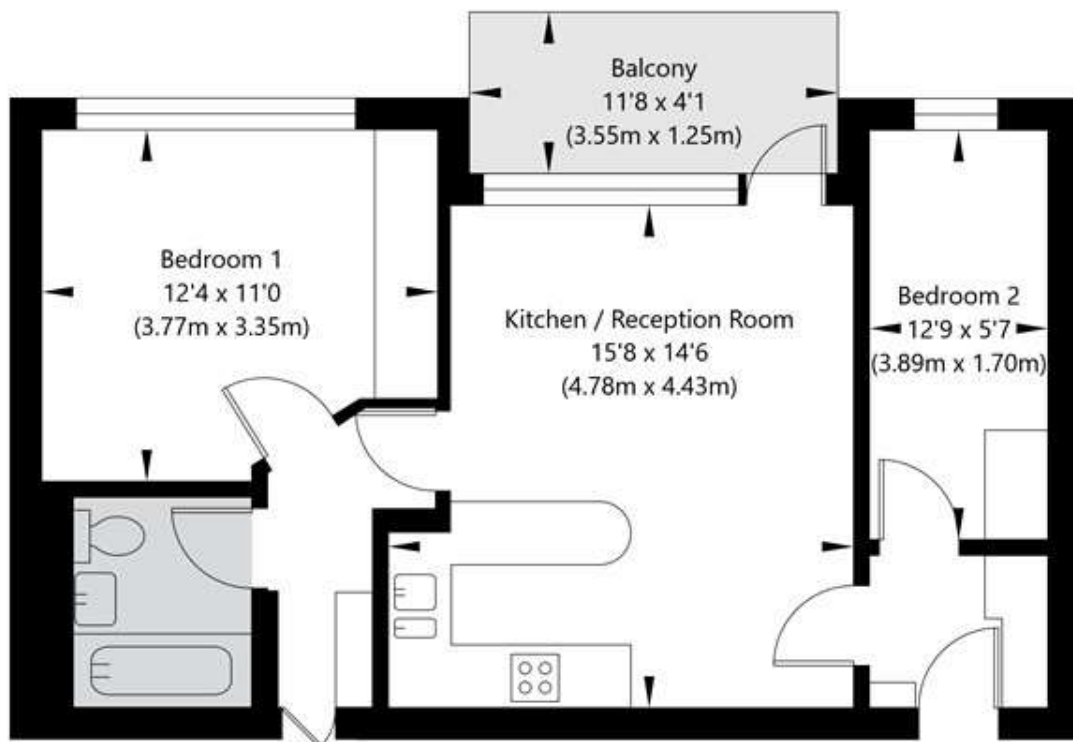
for every step...

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

15th Floor
GROSS INTERNAL FLOOR AREA
APPROX. 49.7 SQ M / 535 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 49.7 SQ M / 535 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 04/01/3025

Service Charge: £3,700 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: D

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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