



Saltram Crescent, W9

£800,000 *Leasehold*



Winkworth are pleased to bring to the market this beautifully presented two-bedroom maisonette, which has been renovated to a high standard and is arranged over the upper floors of an attractive period conversion on Saltram Crescent, W9. The split-level apartment is accessed on the first floor and benefits from a well-proportioned open plan kitchen and reception room. The room features large sash windows, allowing an abundance of natural light to fill the entertaining space, while wooden flooring, a contemporary fitted kitchen and high ceilings further enhance the apartment's bright and airy feel. The second floor provides a spacious second bedroom, a modern bathroom with bathtub and an abundance of fitted storage. The principal bedroom occupies the top floor and enjoys three large sash windows, a skylight and useful eaves storage, together with a stylish en-suite shower room. Saltram Crescent is ideally positioned close to the excellent range of amenities offered by this popular area. The boutique shops, cafés and restaurants of Salusbury Road are approximately 0.3 miles away, while Paddington Recreation Ground is approximately 0.5 miles away and offers extensive green space, tennis courts, running tracks and an outstanding children's play area. Queen's Park Underground Station is approximately 0.4 miles away, providing access to the Bakerloo line. The apartment is also conveniently positioned approximately one mile from both the renowned Portobello Road and picturesque Little Venice.



Winkworth Maida Vale

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KEY FEATURES

- Principal Bedroom with En-Suite Shower Room
- Spacious Second Bedroom
- Modern Family Bathroom
- Open-Plan Fitted Kitchen/ Reception Room
- Large Sash Windows
- High Ceilings
- Eaves Storage



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 23/03/2196

Service Charge: £285 per annum (contribution to buildings insurance)

Ground Rent: £100 Annually (subject to increase)

Council Tax Band: E

EPC rating: D



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.



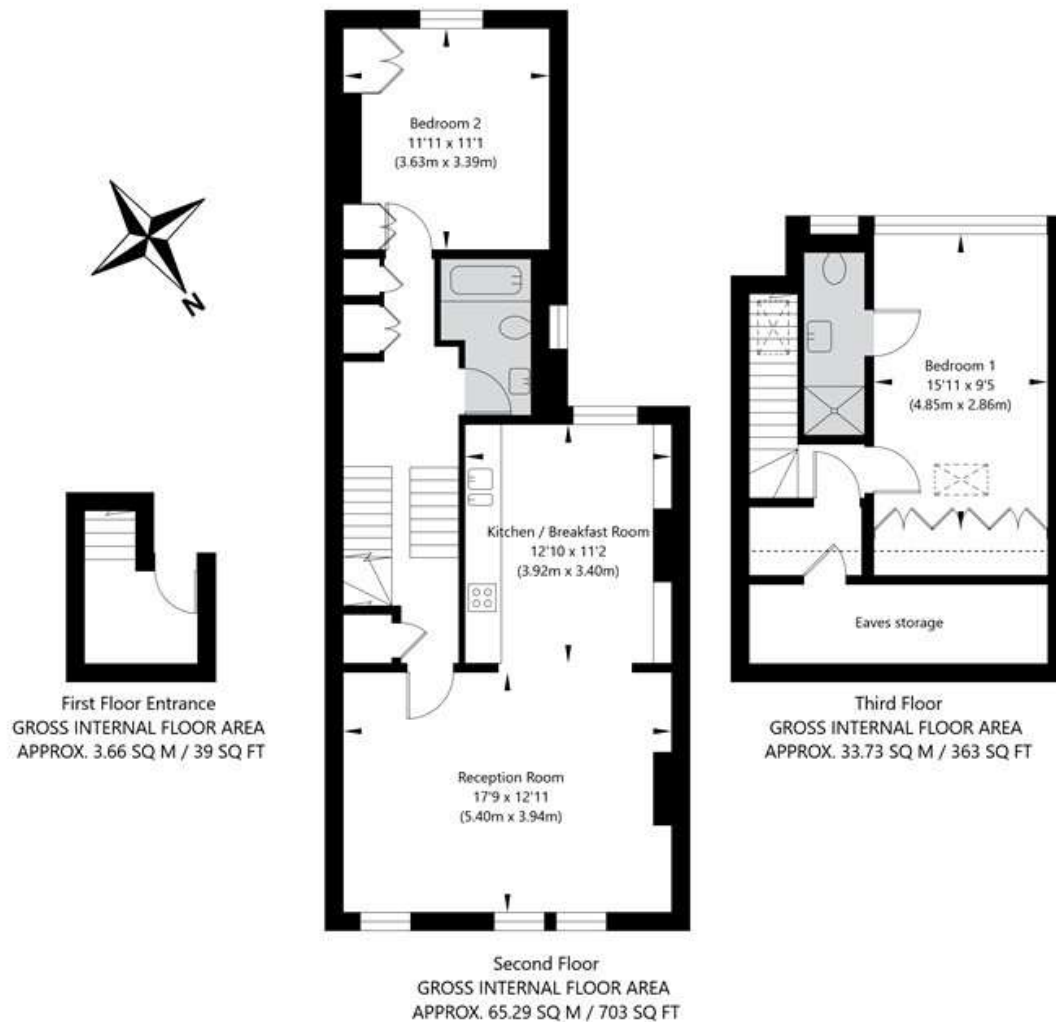
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	75 C
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/SJD260211>

Saltram Crescent, London, W9 3HS



APPROXIMATE GROSS INTERNAL FLOOR AREA 102.68 SQ M / 1105 SQ FT
APPROXIMATE USABLE GROSS INTERNAL FLOOR AREA 94.42 SQ M / 1016 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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