



STAFFORD HOUSE, MAIDA AVENUE, W2 £950,000 SHARE OF FREEHOLD

Winkworth are pleased to offer this bright and well-proportioned two-bedroom apartment, situated on the third floor of a small, attractive purpose-built block with lift access. Ready for immediate occupation, the property is located on one of the most sought-after roads in Little Venice. The apartment comprises two double bedrooms, a modern bathroom suite, a fully fitted kitchen, and a beautiful, light-filled reception room featuring large sash windows that overlook the communal gardens. Additionally, the second bedroom provides direct access to the gardens. Stafford House is peacefully located on a quiet, tree-lined residential road adjacent to the famous Regent's Canal. It is just moments from the boutique shops and cafés of Clifton Road (approximately 0.2 miles) and Warwick Avenue Underground Station (Bakerloo Line, approximately 0.4 miles).

Two Bedrooms | Bathroom | Reception Room | Kitchen | Communal Gardens | Residents Parking | Leasehold

Winkworth

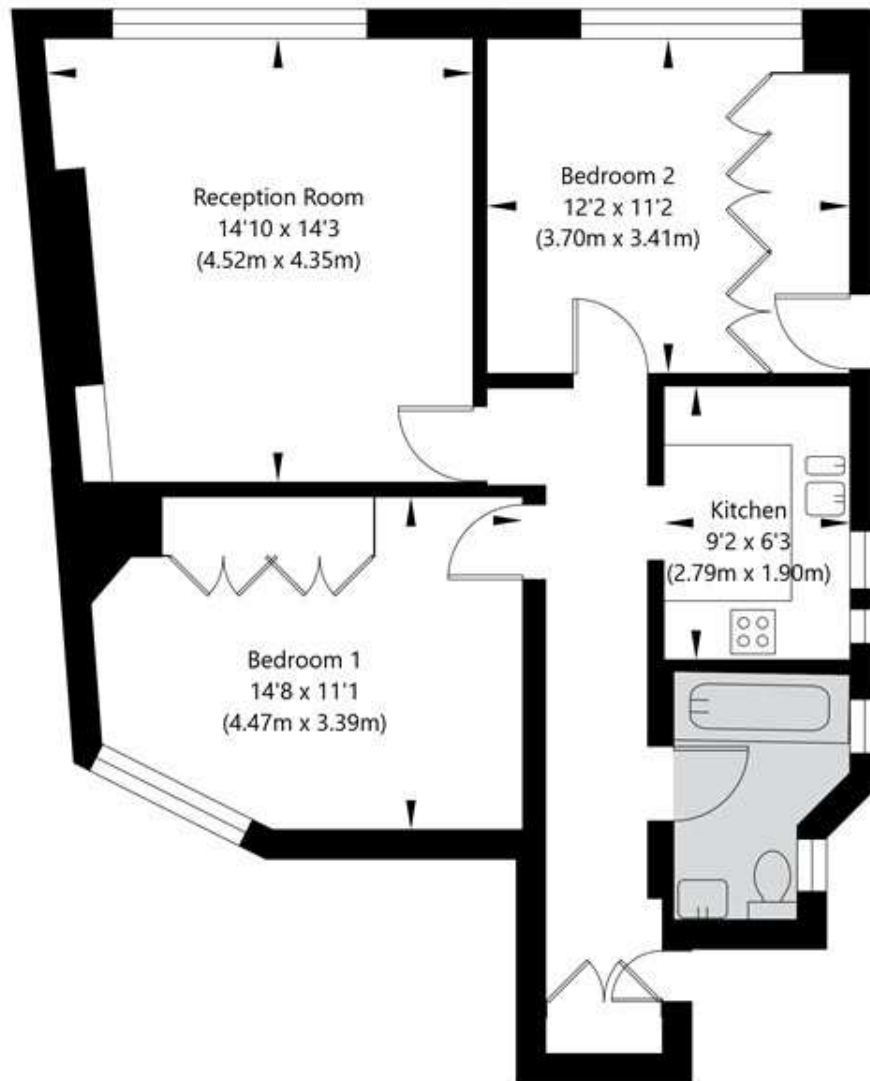
for every step...

[winkworth.co.uk/maida-vale](https://www.winkworth.co.uk/maida-vale)



Stafford House, Maida Avenue, London W2 1TE

Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 66.59 SQ M / 717 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 66.59 SQ M / 717 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	77 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: Expires - 25/03/2983

Service Charge: £3,099 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: E

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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Maida Vale | 211-213 Sutherland Avenue, London, W9 1RU | 020 7289 1692 | maidavale@winkworth.co.uk

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