



## Stafford House, London, W2

OIEO £800,000 *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).



**Winkworth Maida Vale**

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

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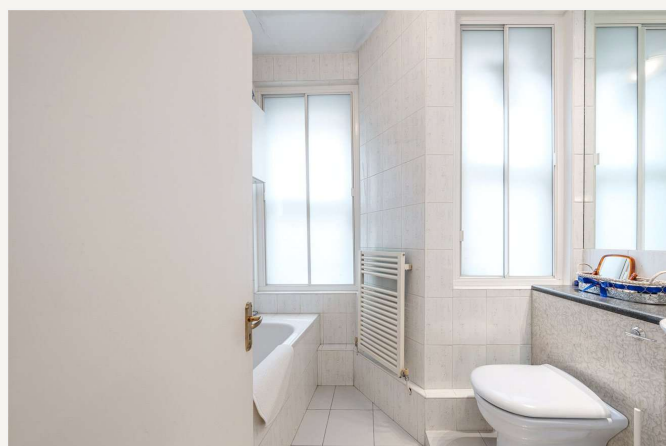
## KEY FEATURES

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



## MATERIAL INFO

**Tenure:** Share of Freehold  
**Lease Expiry Date:** 25/03/2983  
**Service Charge:** £3,099 per annum  
**Ground Rent:** £0 Annually  
**Council Tax Band:** E  
**EPC rating:** C





| 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             |         |           |

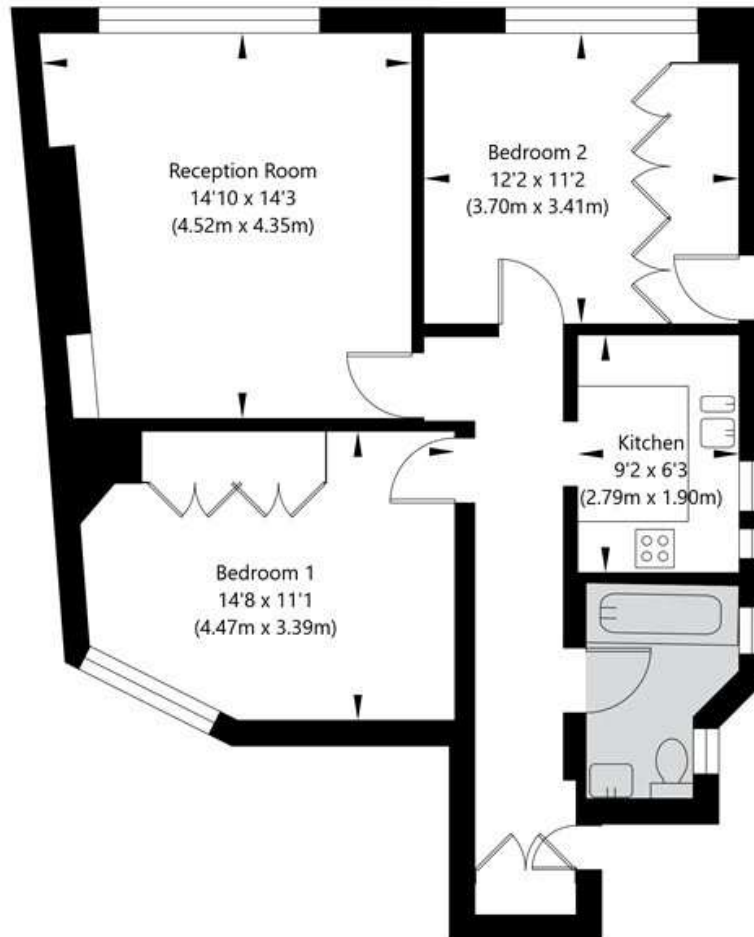
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/MDV250114>

## 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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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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