



REAL  
ESTATE

## 31A, Saltram Crescent, London W9 3JR



- New Build (2025)
- End of Terrace
- 4 Bed
- Integrated Kitchen with Appliances
- Exceptional Transport links
- Freehold
- Modern design
- 2 Bath and WC
- Private Garden
- 10-year NHBC Warranty

The property is flooded with natural light and has a modern design throughout. Featuring a bespoke kitchen and stylish contemporary bathrooms. From the top floor you have views over the iconic Trellick Tower to the front, and to the rear you can see as far as the BT Tower in Fitzrovia.

**£1,500,000**

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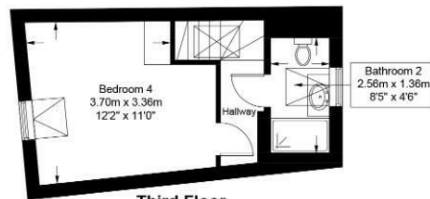
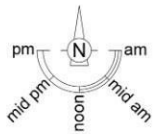


**Saltram Crescent, W9**

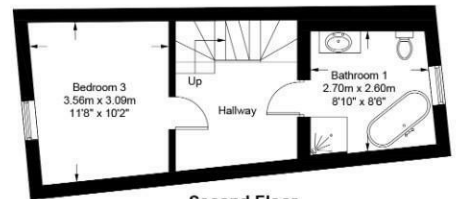
**Approximate Gross Internal Area = 1260 sq ft / 117.1 sq m**

Restricted Height = 15 sq ft / 1.4 sq m

Outbuilding = 30 sq ft / 2.8 sq m



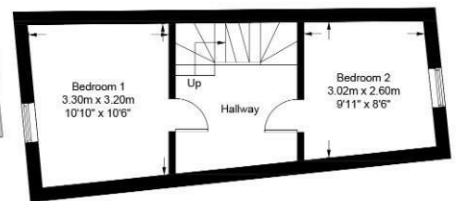
**Third Floor**




**Second Floor**




**Ground Floor**



**First Floor**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contemporary New Build End Of Terrace Freehold House, In The Vibrant Area Of Maida Vale. The Truly Stand Out Design Features A Unique Intricate Herringbone Brickwork Facade.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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