



## Maida Avenue, Little Venice W2 £875,000 Subject to contract

Offering circa 892 sq ft this incredibly spacious apartment is set on the second floor ( with a lift ) of this highly regarded mansion block in Little Venice.

Well laid out accommodation featuring a large reception room with a double balcony overlooking Regents Canal, a large double bedroom also overlooking the canal, a separate kitchen with a door to the rear fire exit, and a family bathroom.

The apartment boasts high ceilings, a feature fireplace and large windows that give an abundance of light throughout.

Maida Avenue is a popular tree-lined road that runs along Regents Canal in Little Venice and is a stones throw to the numerous cafe's and boutique shops the area has to offer. Well located for easy access into London's West End and close to Little Venice Underground Station ( Bakerloo Line )





**RECEPTION ROOM**  
22'4 x 14'10  
(6.8m x 4.5m)

**BEDROOM**  
18'2 x 16'8  
(5.5m x 5.1m)

**KITCHEN**  
12'4 x 11'3  
(3.8m x 3.4m)

**SECOND FLOOR**

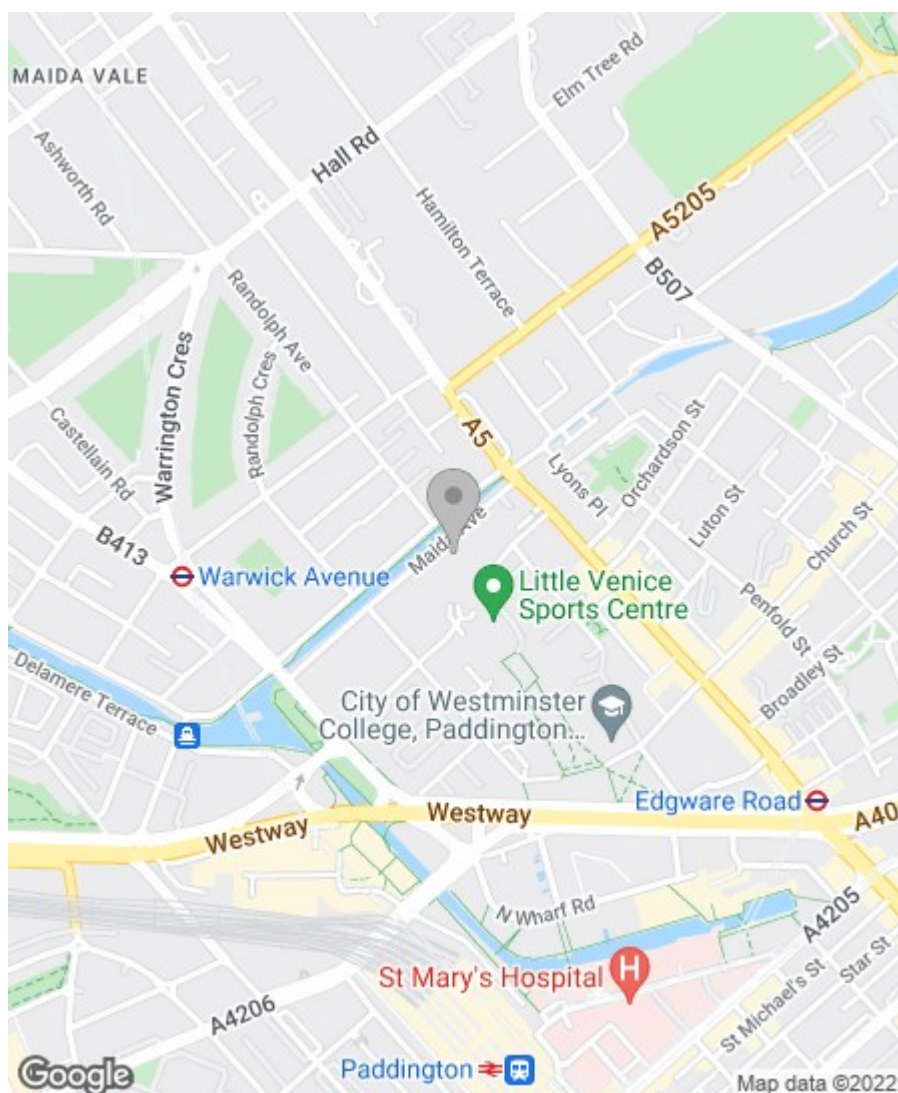
**APPROX. GROSS INTERNAL FLOOR AREA 892 SQ FT / 83 SQ M**

## Property Overview

<b>Location</b>	Little Venice, W2
<b>Price</b>	£875,000
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Receptions</b>	1
<b>Tenure</b>	Leasehold - Share of Freehold
<b>Council</b>	Westminster
<b>Tax Band</b>	D
<b>Current Ground Rent</b>	TBC
<b>Service Charge</b>	Approx £4245.76 Per Annum
<b>Term</b>	Share of Freehold

## Key Features

- Stunning view over Regents Canal
- Large rooms
- Beautiful reception with Balcony
- Large double bedroom
- Communal Gardens
- On Site Caretaker
- Share of Freehold



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

