



## Aberdeen Court, Maida Vale, W9 £2,999 Per Month Furnished/unfurnished

Period Features, high ceilings and in excellent condition this bright apartment is situated within a popular period portered mansion block in Little Venice.

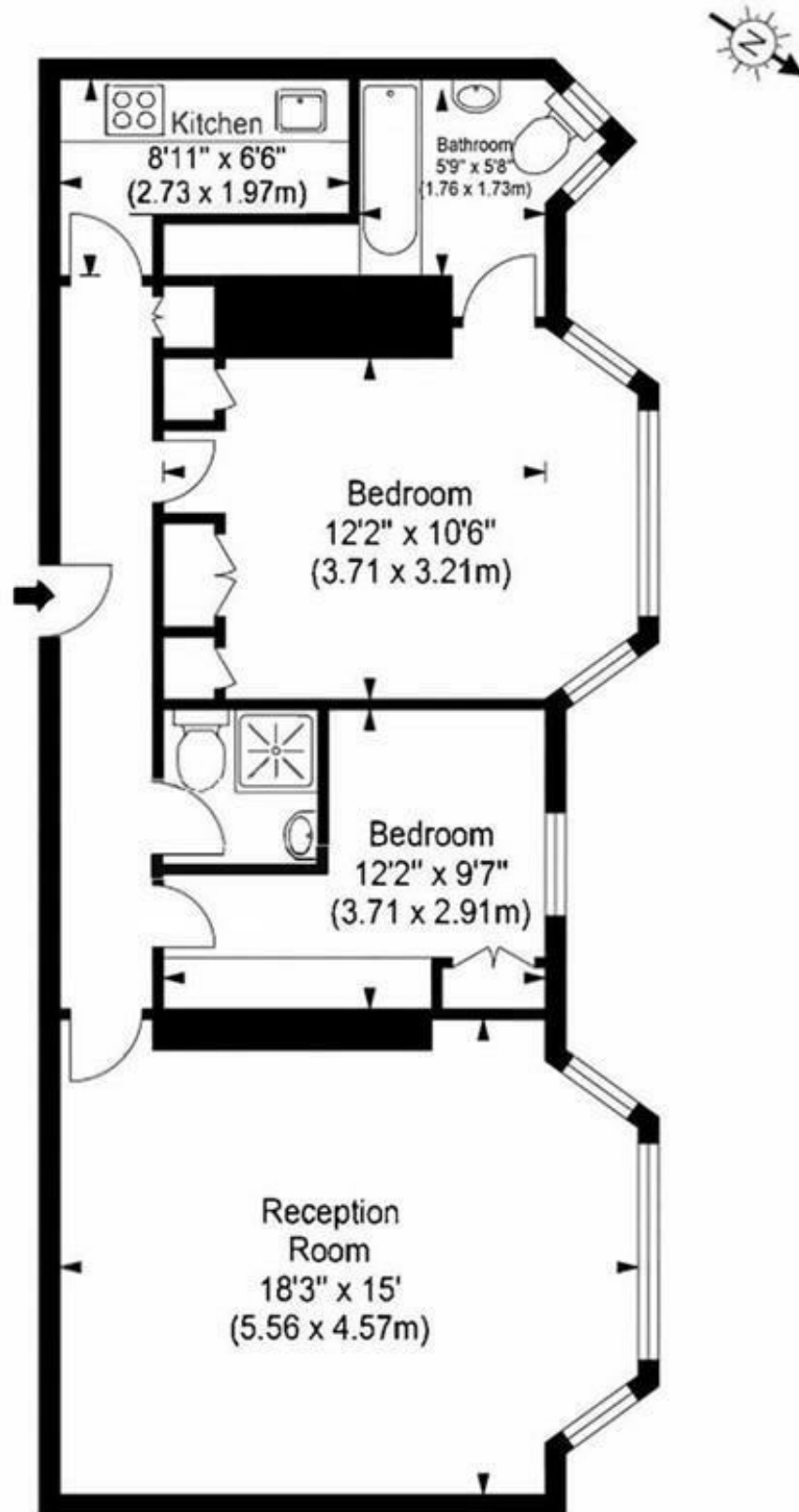
The property is on the fourth floor (with lift) and comprises a bright reception room, a separate fitted kitchen, a principal bedroom with en-suite bathroom, a second bedroom and shower room.

Aberdeen Court is located 0.4 miles from Warwick Avenue Underground Station (Bakerloo Line) which provides access to Paddington Railway Station and the West End. The cafes and amenities of Clifton Road are 0.1 miles from the property.



# Aberdeen Court, Maida Vale, London, W9 1AF

Approx. Gross Internal Area 806 sq ft - 74.87 sq m



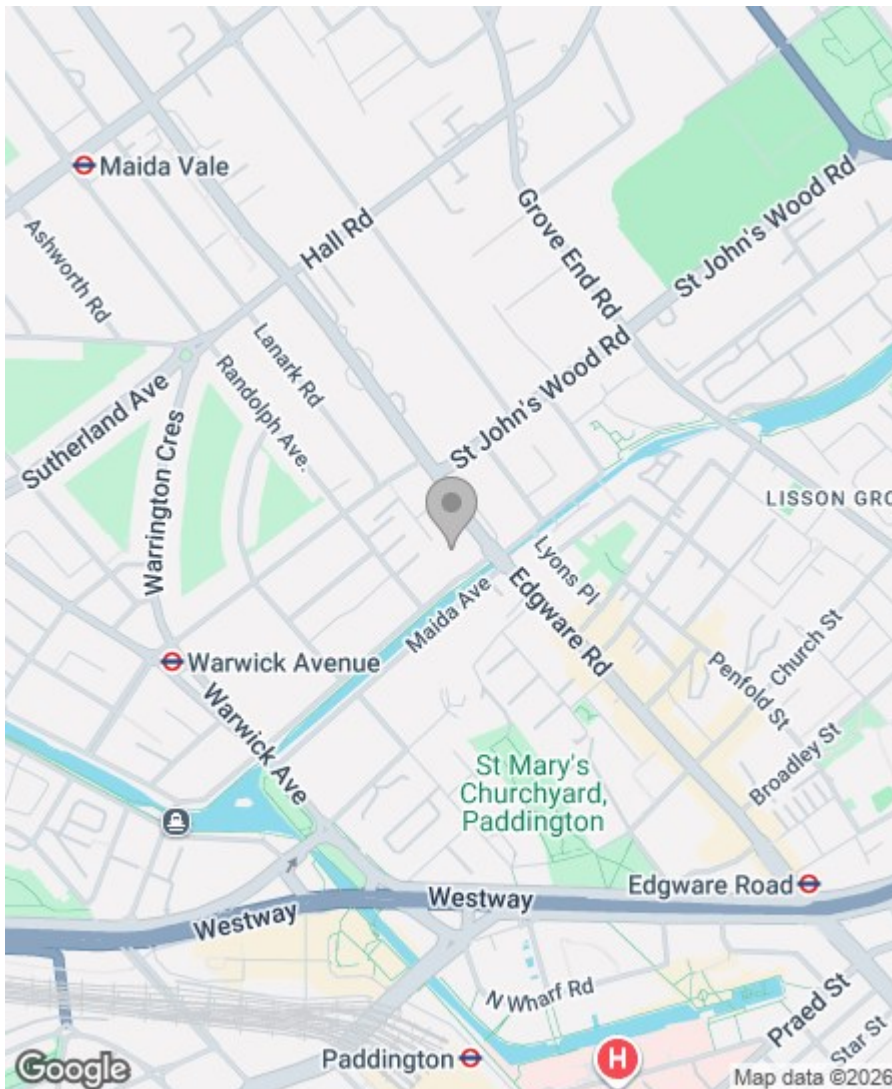
Fourth Floor

## Property Overview

Location	, W9
Price	£2,999 Per Month
Bedrooms	2
Bathrooms	2
Receptions	1
Council	Westminster
Tax Band	F
Furnishing	Furnished/unfurnished

## Key Features

- 2 Bedrooms
- Bathroom
- Shower Room
- Porter
- Passenger Lift
- Separate Kitchen
- Reception Room
- Great Location
- Close to Transport Links



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Greenstones Estates Ltd  
Registered in England & Wales  
Registered Office:  
5 West Court, Enterprise Road,  
Maidstone, Kent ME15 6JD

Company Registered number  
03513585

Trading address  
83 Boundary Road, St John's Wood,  
London NW8 0RG

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