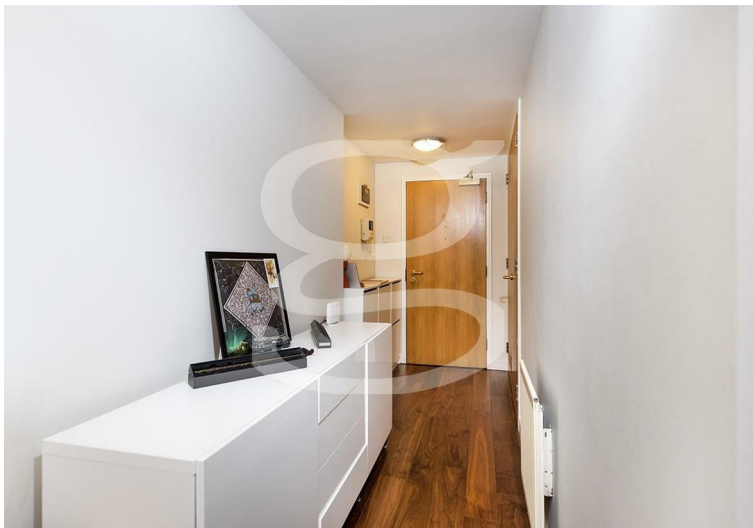
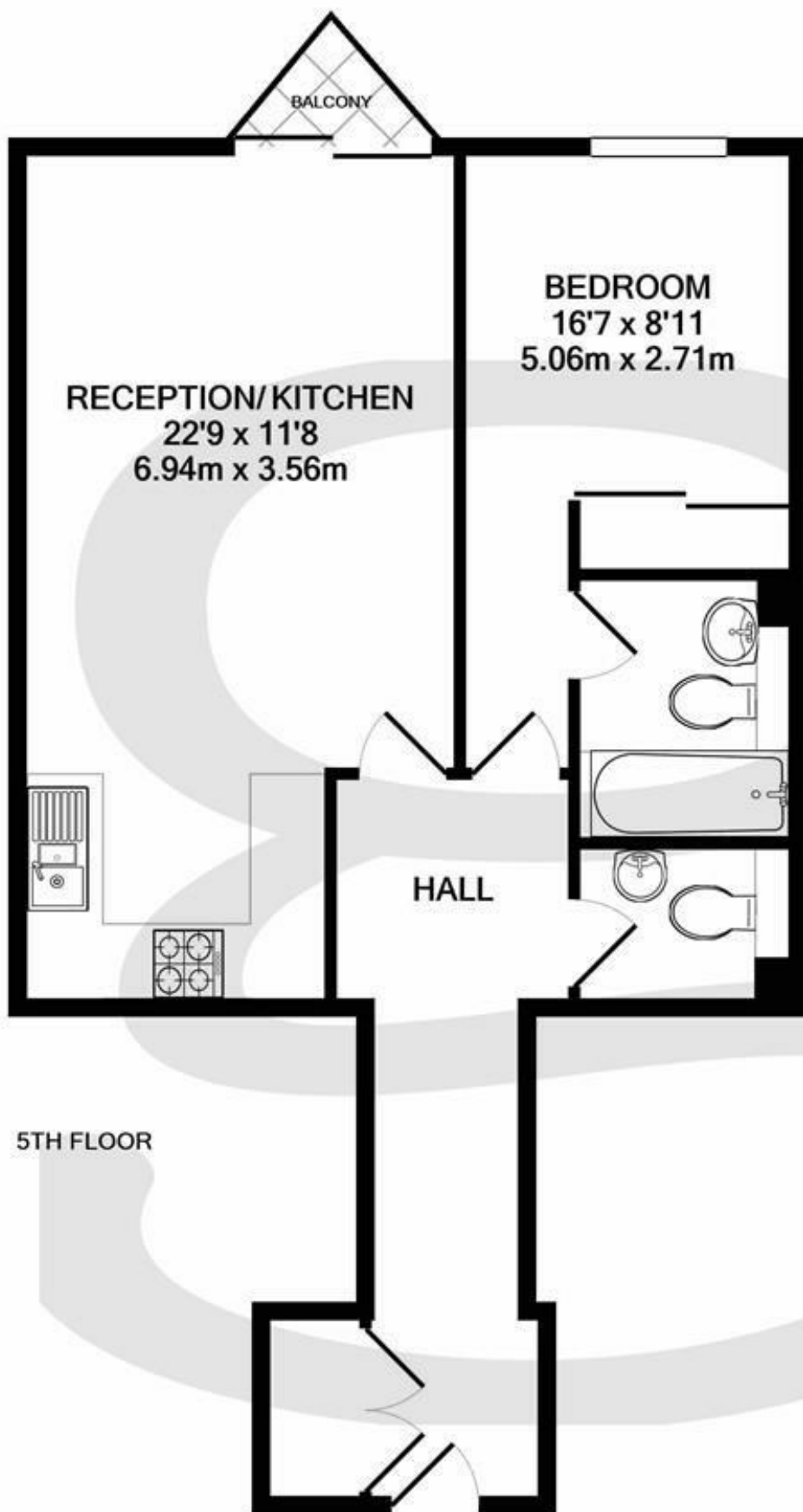




Falcon Lodge, Maida Vale, W9 £525,000 Subject to contract

A beautifully presented apartment situated within a gated development in a secure modern block located within close proximity to Maida Vale and Little Venice. The apartment is situated on the fifth floor and comprises an entrance hall with built in cupboard, fully fitted kitchen with open plan reception room, double bedroom with en-suite bathroom, guest cloakroom and balcony. Further benefits include 24hr portorage an underground parking space and access to the Harbour club to The Harbour Club with pool, gym and indoor tennis courts. Ideally located within easy reach of the local amenities of Maida Vale, Westbourne Park and Notting Hill. There are convenient transport links at Maida Vale, Warwick Avenue (Bakerloo Line) and Westbourne Park (Hammersmith & City and Circle Lines). Paddington station with national and international connections, is also close by.





5TH FLOOR

FALCON LODGE W9
TOTAL APPROX. FLOOR AREA 539 SQ.FT. (50.1 SQ.M.)

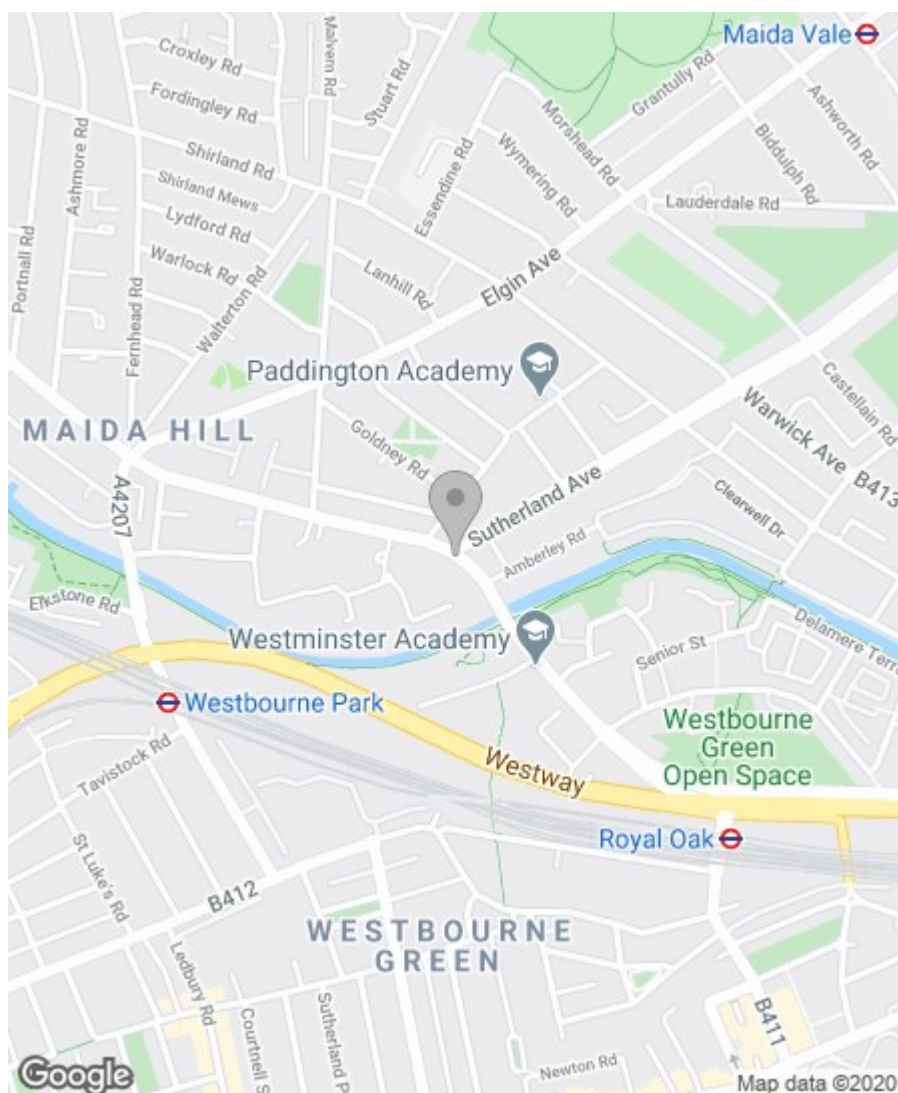
Floorplans are for identification and guideline purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by Chik Chak Limited.
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Property Overview

Location	Maida Vale, W9
Price	Asking Price £525,000
Bedrooms	1
Bathrooms	1
Receptions	1
Tenure	Leasehold
Council	Westminster
Tax Band	E
Current Ground Rent	Approx £100 Per Annum
Service Charge	Approx £4704 Per Annum
Term	Approx 94 Years Remaining

Key Features

- Double Bedroom
- En-Suite Bathroom
- Guest Cloakroom
- Reception Room
- Open Plan Kitchen
- Balcony
- 24hr Porterage
- Underground Parking
- Close to Transport Links
- Chain Free



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



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).

