

Saltram Crescent, Maida Vale, W9 3JS

Asking Price £549,000

Subject to Contract

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Environmental Impact (CO ₂) 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			

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.

- Blank canvass with the loft inclusive
- Split level
- Vacant
- New lease
- Planning consent & building regulations would need to be obtained for conversion of the loft
- Two double bedrooomed apartment
- Full width reception
- High ceilings
- By both Maida Vale & Queens Park



Tel: +44 (0)2 8960 9988
Fax: +44 (0)2 8960 9989

Email: mail@warwickstateagency.co.uk
warwickstateagents.tv | warwickstateagents.co.uk

69 Chamberlayne Road, London NW10 3ND
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989



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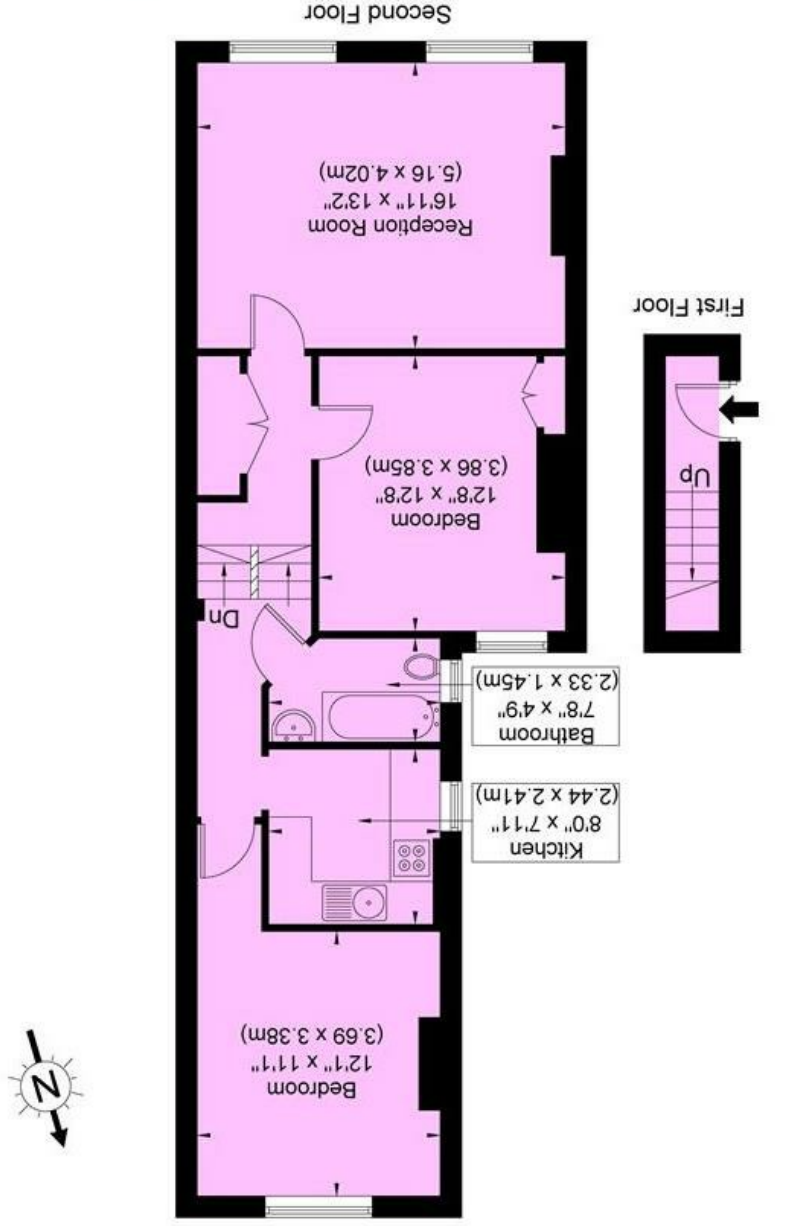
Loft inclusive for development to in-large the footprint... unique opportunity to acquire an unmodernized, spacious & bright two double bedroom apartment on the second floor, boasting from a split level space. Access via entry-phone intercom with original mosaic tiled flooring in the main entrance hall.

The property offers over 675sqft living/entertaining space, boasting a full-width reception room which potentially could hold the kitchen too, and fair-sized bathroom.

Situated at the south end of Saltram Crescent only a stone's throw of local shops, a variety of bars/cafes, restaurants and within walking distance of Maida Vale/Little Venice (Bakerloo Line) train stations and numerous alternative transport links.

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Approx. Gross Internal Area = 761 sq ft / 70.7 sq m



Ref
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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only
While we do not doubt the floor plan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation



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