



| 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>65</b>               |           |
| (55-68) <b>D</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 |           |

| 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 |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

Maida Vale, London, W9 1AF

Asking Price £700,000

Subject to Contract

- Brand-new passenger lift
- On-site resident porter
- Two bedrooms master bedroom with a private en-suite bathroom
- Magnificent 18ft reception room
- Warwick Avenue Underground Station (0.3 miles)



### Maida Vale, W9 1AF

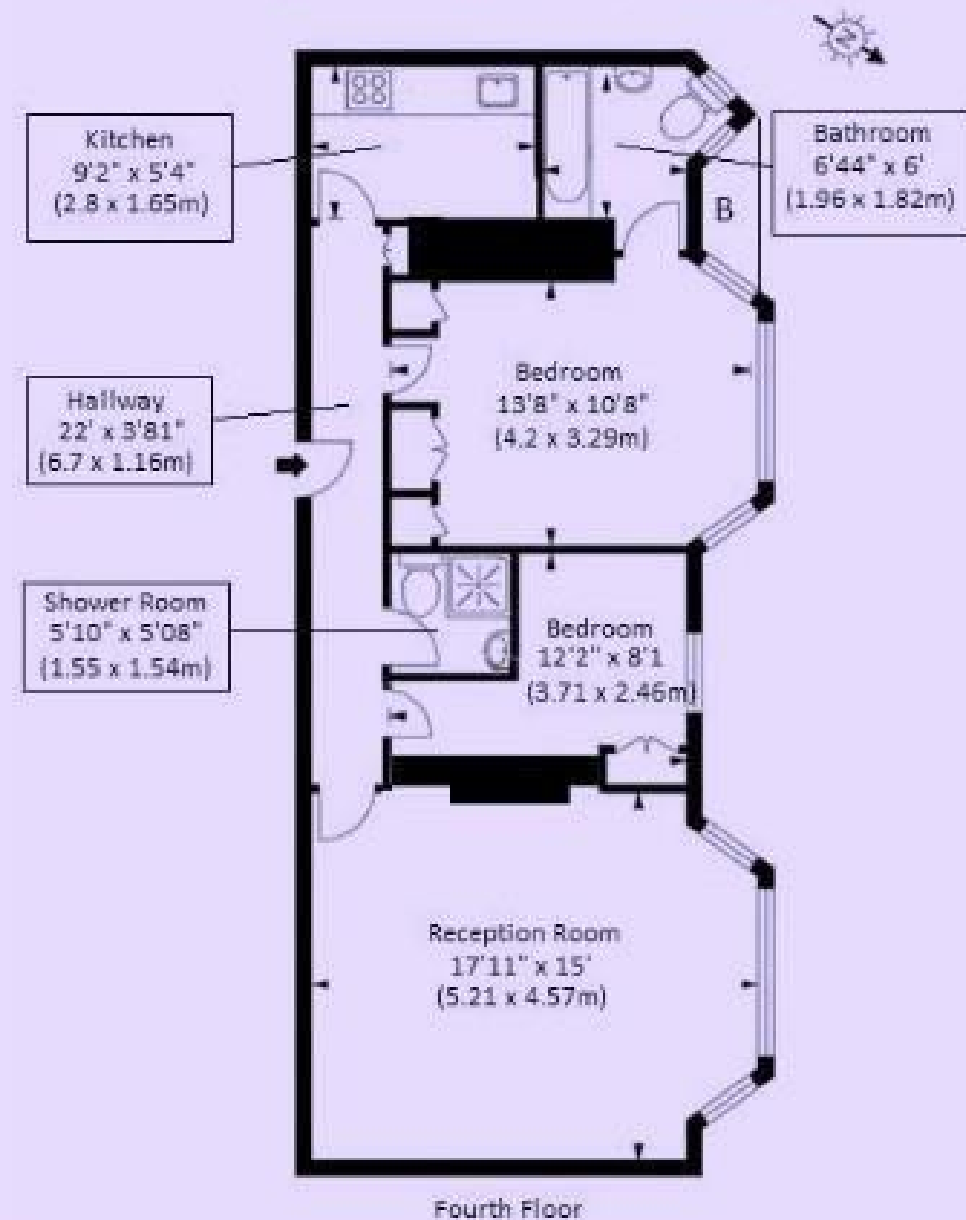
An Exquisite Two-Bedroom Apartment in the Heart of Little Venice... set within the distinguished and highly sought-after Aberdeen Court, this bright, spacious, and impeccably presented two-bedroom, two-bathroom apartment sits proudly on the 4th floor of a magnificent red-brick, portered block. Boasting high ceilings, elegant proportions, and an abundance of natural light, this beautifully redecorated home spans an impressive 790 sq. ft. (73.4 sq. m.), offering refined living in one of London's most desirable neighborhoods.

Nestled just moments from the serene Regent's Canal, Aberdeen Court enjoys an idyllic yet highly connected setting. Excellent transport links include Warwick Avenue Underground Station (0.3 miles) and multiple bus routes, ensuring swift access to the rest of London. Meanwhile, the charming Clifton Road offers a delightful array of boutique cafés, gourmet eateries, supermarkets, and essential amenities, all within a leisurely stroll.

This is an unmissable opportunity to acquire a truly exceptional residence in one of London's most prestigious postcodes.

## Aberdeen Court, Maida Vale, London W9

Approx. Gross Area: 790 Sq ft. - 73.4 Sq M.



**Tenure** Leasehold

**Price** Asking Price £700,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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