

Saltram Crescent, Maida Vale, W9 3JS

Asking Price £519,950

Subject to Contract

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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>		

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
- Split level
- Vacant
- New lease
- Two double bedroomed 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



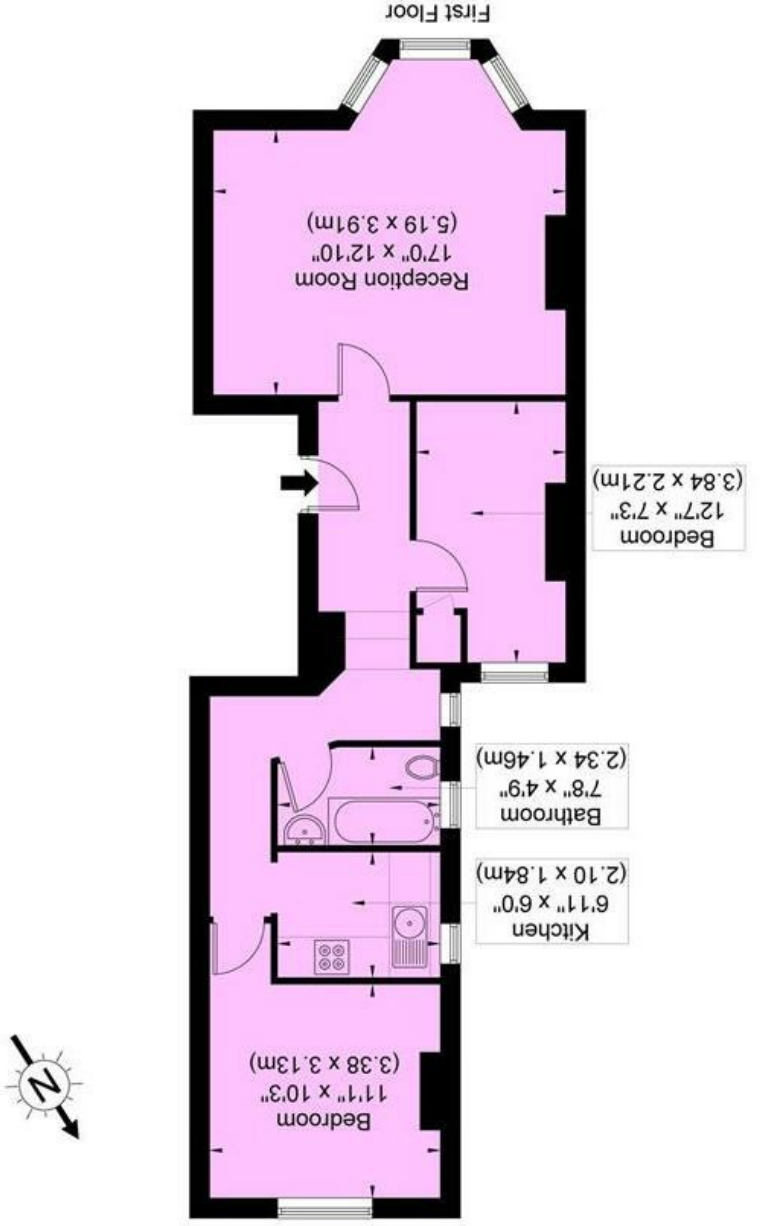
**Saltram Crescent, W9 3JS**

Blank canvass... unique opportunity to acquire an unmodernized, spacious & bright two double bedroom apartment on the first 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.

**Saltram Crescent, W9 3JS**  
 Approx. Gross Internal Area = 675 sq ft / 62.7 sq m



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