



| 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 | | |

Saltram Crescent, Maida Vale, W9 3JS

Asking Price £625,000

Subject to Contract

- Tastefully totally refurbished
- Private rear garden
- High end fixtures & fittings
- Gas central heating
- Two double bedroomed apartment
- Solid wood flooring
- High ceilings

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.



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



FULLY REFURBISHED... unique opportunity to acquire an architecturally well designed two double bedroom apartment on the ground floor, boasting from a private rear garden. Stripped back to the brickwork and will be finished to a high standard with every detail accounted for. Access via entry-phone intercom with original mosaic tiled flooring in the main entrance hall.

The property offers over 645sqft living/entertaining space, boasting high ceilings within the reception room into bay, door leading out to the garden from contemporary style fitted kitchen with fitted appliances, and newly fitted fully tiled modern bathroom.

Situated at the south end of Saltrum 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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