

## Asking price of £485,000 Stuart Tower, Maida Vale, London, W9



### ONE BEDROOM FLAT ON 11th FLOOR WITH ROOF TOP VIEWS:

A good size one bedroom flat that requires updating. The flat, which is on the 11th floor has a large reception room with excellent views and a door to a balcony. There is a double bedroom, a good size kitchen and a combined bathroom/wc.

Stuart Tower is a large block of flats on the Edgware Road with a porter and is close to the cafes of Little Venice, a variety of bus routes and 6 minutes walk to Maida Vale underground station -Zone 2 - Bakerloo Line. **PARKING SPACE AVAILABLE BY SEPARATE NEGOTIATION:** Please note the floorplan is from an almost identical flat and the measurements are only as guide and not to be relied on.

Lease length: 125 Years From 24 June 1981

Ground Rent: We are informed that no ground rent is payable.

Current Service Charge: £905.75 Per quarter - £3,623.00 per annum

Council Tax Band D = Westminster = £864.13 for the period 1 April 2023 to 31 March 2024

EPC Band D.



# Stuart Tower, Maida Vale, London, W9



Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	61	81
England, Scotland & Wales <span style="float: right;">             EU Directive 2002/91/EC              </span>		

## Stuart Towers, W9

Approximate Area = 49.6 sq m / 534 sq ft  
Including Limited Use Area (0.6 sq m / 6 sq ft)



**Ground Floor**  
Approximate Area = 49.6 sq m / 534 sq ft  
Including Limited Use Area (0.6 sq m / 6 sq ft)

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

### VIEWING BY APPOINTMENT WITH AGENTS LONDON SALES & LETTINGS

The Studio (Ground Floor), 90b Walm Lane, Willesden Green, London, NW2 4QY T: 020 3018 6292 E: mark@thelsl.co.uk

W: [www.thelsl.co.uk](http://www.thelsl.co.uk)

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE LONDON LETTING COMPANY NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.