

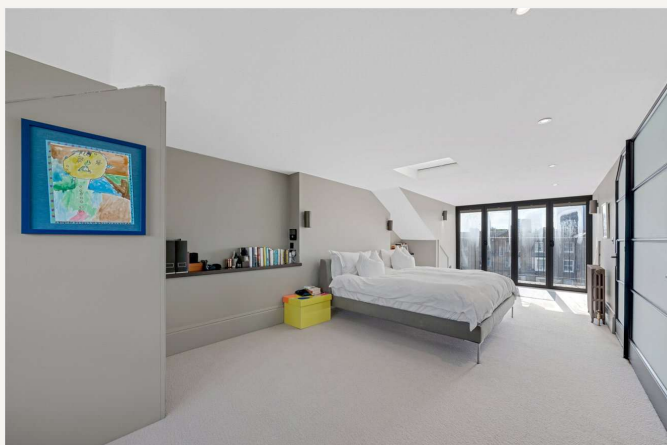


Castellain Road, W9

£3,250,000 *Share of Freehold*



A rare and wonderful opportunity to purchase a unique, bright upper floor triplex apartment (entrance on the raised ground floor) in excellent condition, offering approximately 1,970 square feet (183.06 SQ M) of well proportioned, spacious accommodation. The entrance is on the raised ground floor, with stairs leading up to the first floor, with a grand reception room, dining room boasting elegance and character, with high ceilings, bespoke shelving, two ornate fireplaces and an attractive bay, with full length sash windows offering a wealth of natural light overlooking Castellain Road. The reception / dining room has solid wood flooring throughout, with underfloor heating and a Sonos surround sound music system. The fully fitted kitchen has been perfectly designed, with an island, so you can cook and entertain at the same time. The stairs lead up to the second floor where there are two large double bedrooms with fitted wardrobes one with an ensuite shower room and a second large bathroom suite. The third floor consists of a large principal bedroom with a walk-in wardrobe, ensuite shower room and concertina sliding doors leading to a balcony. This architecturally designed large triplex apartment, forms part of a grand period conversion, located in the heart of Little Venice on a quiet tree lined residential street, situated within walking distance of all the local amenities offered by this fashionable area, including the boutique shops and cafes on Formosa Street, the famous Regents Canal (Approx. 0.3 Miles) and the underground (Approx. 0.1 Miles) at Warwick Avenue (Bakerloo line).



Winkworth Maida Vale

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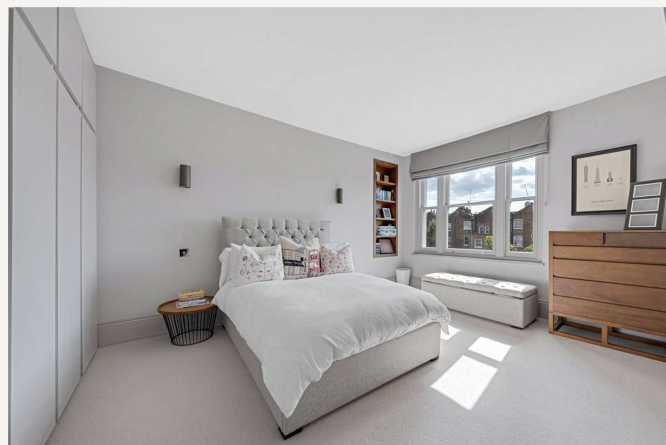
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KEY FEATURES

- Large Principal Bedroom with Walk-In Wardrobe and En-Suite Shower Room
- Grand Reception / Dining Room
- High Ceilings
- Two Ornate Fireplaces
- Fully-Fitted Kitchen
- Large Double Bedroom with Ensuite Shower Room
- Third Bedroom
- Family Bathroom Suite
- Balcony



MATERIAL INFO

Tenure: Share of Freehold

Lease Expiry Date: 10/12/3014

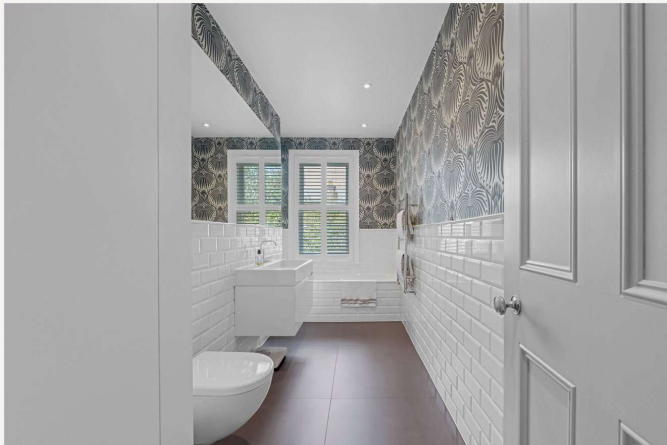
Service Charge: £1,759.31 per annum contribution to buildings insurance

Ground Rent: £0 Annually

Council Tax Band: E

EPC rating: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WHP260073>

Castellain Road, London, W9 1EY



APPROXIMATE GROSS INTERNAL FLOOR AREA 183.06 SQ M / 1970 SQ FT
APPROXIMATE USABLE GROSS INTERNAL FLOOR AREA 176.99 SQ M / 1905 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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