



## SALTRAM CRESCENT, LONDON, W9 £695,000 LEASEHOLD

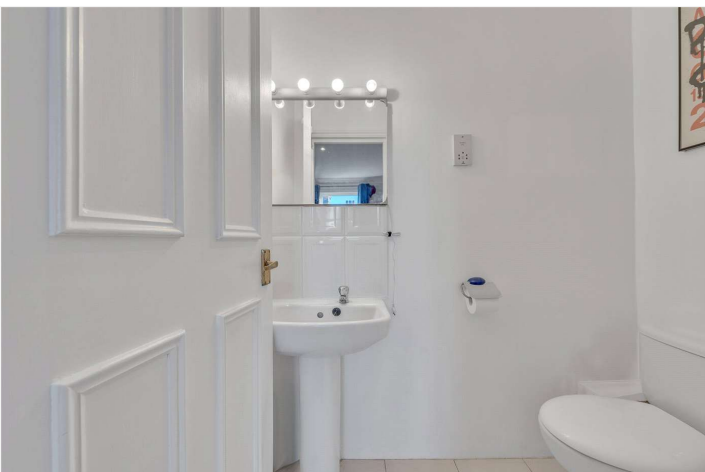
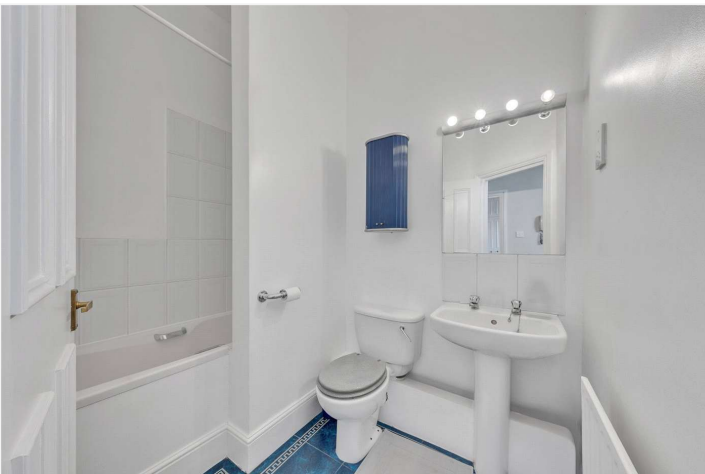
We are delighted to offer this beautiful well-proportioned two double bedroom second-floor (entrance on the first floor) split level, apartment forming part of an attractive converted house located in the heart of this sought-after area. The apartment retains some wonderful attractive features including high ceilings and full-length sash windows offering a wealth of natural light. The property also includes a separate kitchen, reception room, primary bedroom suite and one further double bedroom. Saltram Crescent is a prime residential location located 0.5 miles from Queens Park (Overground and Underground station) and Maida Vale Underground Station (Bakerloo Line, 0.8 miles). Saltram Crescent is in between Queen Park and Paddington Recreational Ground. There are numerous shops (approx. 0.6 Miles) located on the sought-after Salisbury Road and Saltram Crescent is only one mile away from the world-known Portobello Road.

Primary Double Bedroom With En-Suite Shower Room | Second Double Bedroom | Family Bathroom | Reception Room | Kitchen | Leasehold

**Winkworth**

for every step...

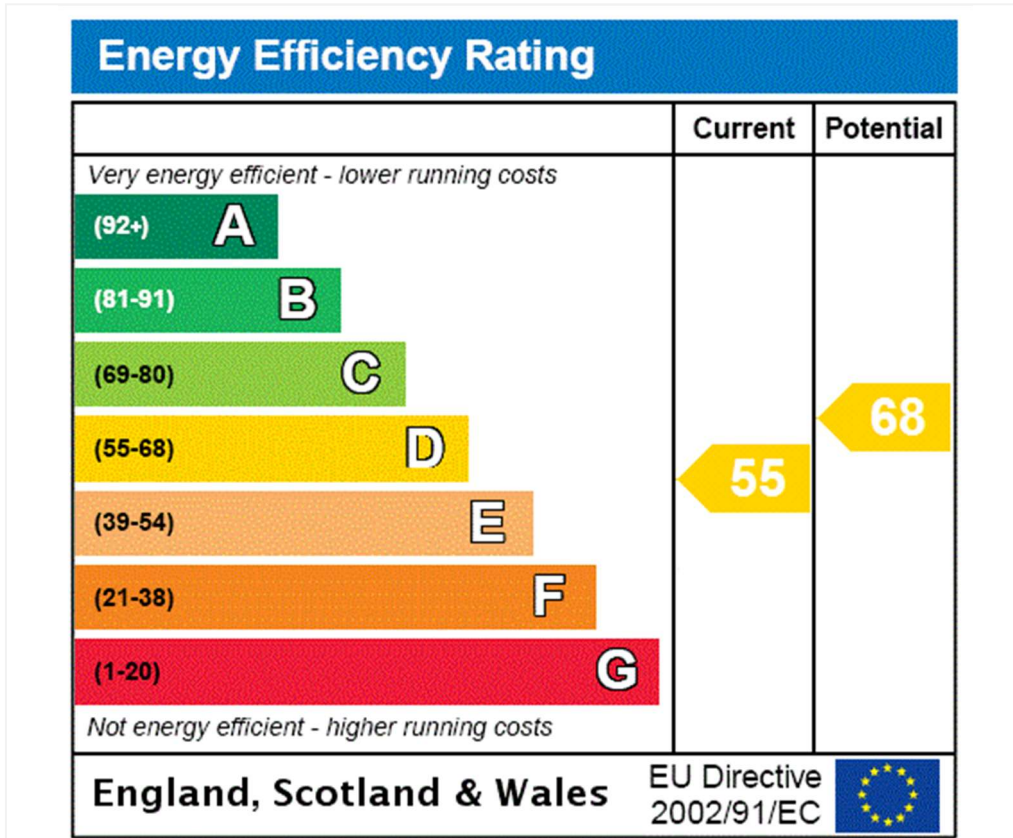
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Saltram Crescent, Maida Vale, London, W9 3HR



APPROXIMATE GROSS INTERNAL FLOOR AREA 75.23 SQ M / 809 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.



**Tenure:** Leasehold

**Term:** Expires - 26/09/2114

**Service Charge:** £1,440 per annum

**Ground Rent:** £100 Annually (subject to increase)

**Council Tax Band:** E

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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