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Maida Vale, London, W9

£600,000



Set on the first floor of a striking Victorian conversion is this large, one bedroom apartment offering close to 600 sq.ft of living accommodation.

Accommodation comprises a bright 28ft open plan kitchen reception with wood flooring, with double doors leading to a private balcony. Further, there is a well sized principal bedroom, a modern shower room and plentiful storage throughout.

The apartment is ideally located on a sought after turning in Maida Vale, being within walking distance to the wonderful open space of Paddington Recreation Ground and with further access to Regents Park. The apartment is also located within 0.2 miles of Maida Vale Underground Station providing access to Baker Street and Paddington Station within minutes. The cafes, restaurants and shops on Clifton Road are also a short walk away (0.6 miles).

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
westhampsteadsales@hunters.com | www.hunters.com

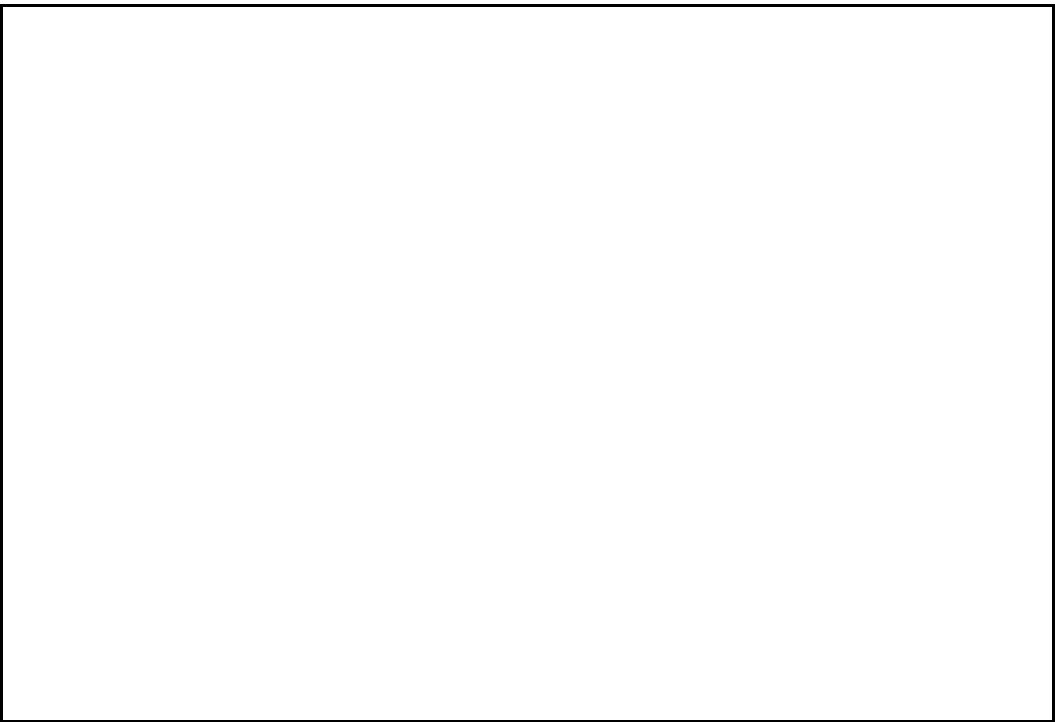
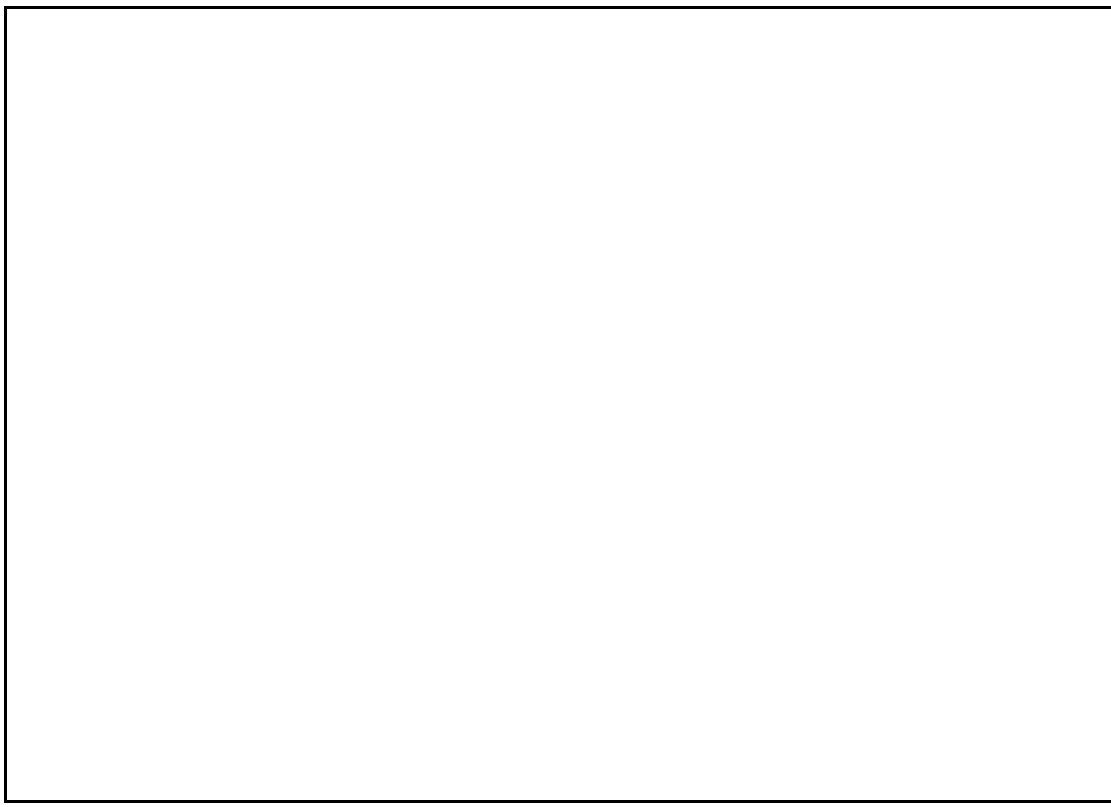


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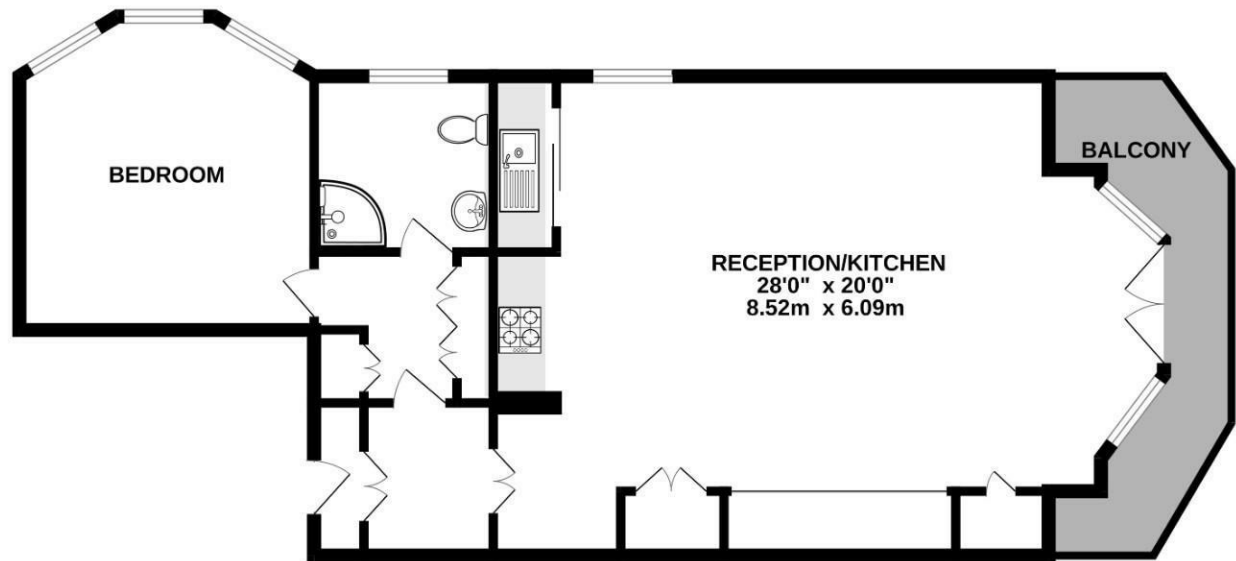
KEY FEATURES

- Large and well presented one double bedroom apartment
- Converted from the first floor of an imposing period property
- 28ft open plan reception room leading to a private balcony
- Close proximity to Maida Vale transport links
- Sold Chain Free
- 97 Year lease

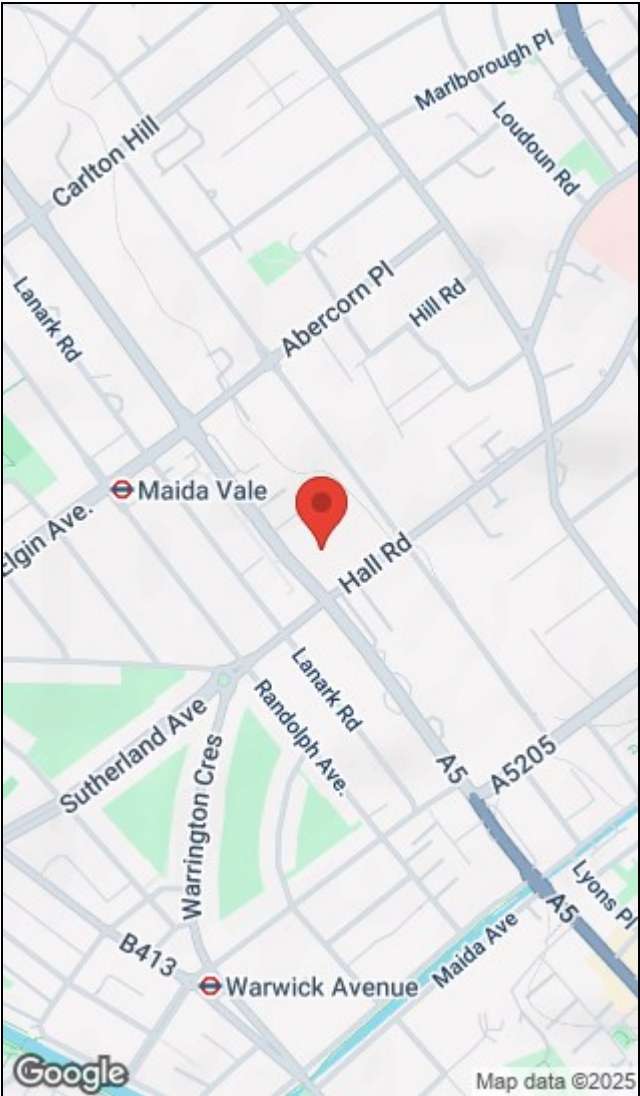




FIRST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 595sq.ft. (55.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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