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Maida Vale, London, W9

Offers In Excess Of £500,000



Set on the first floor of a striking Victorian conversion is this exceptionally well priced and 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).

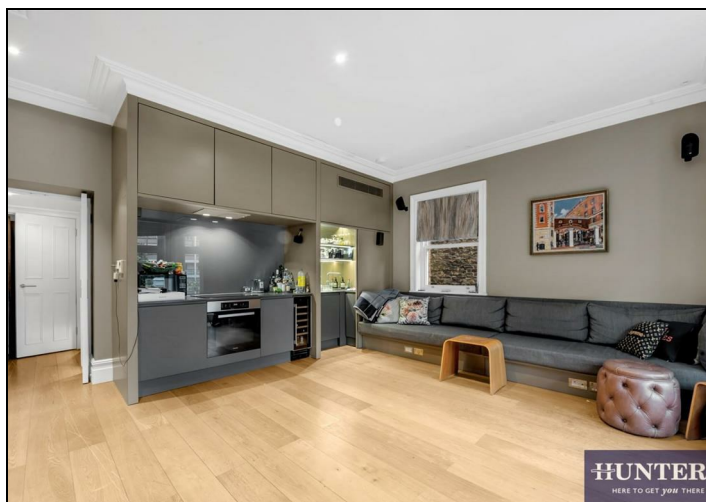
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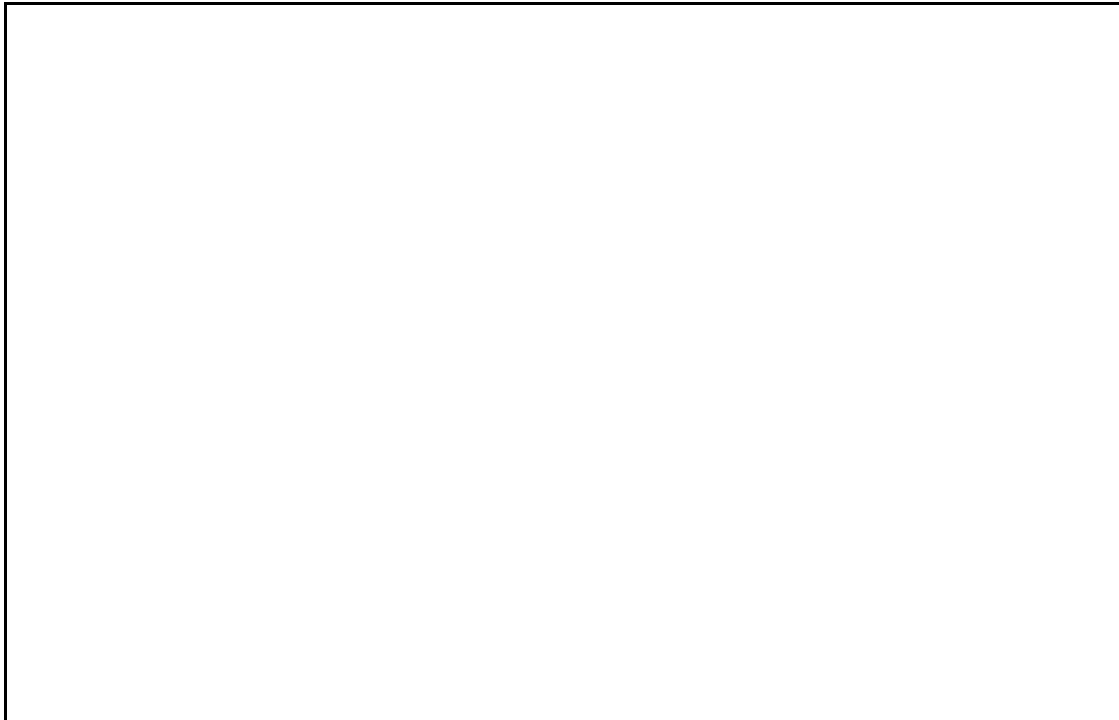
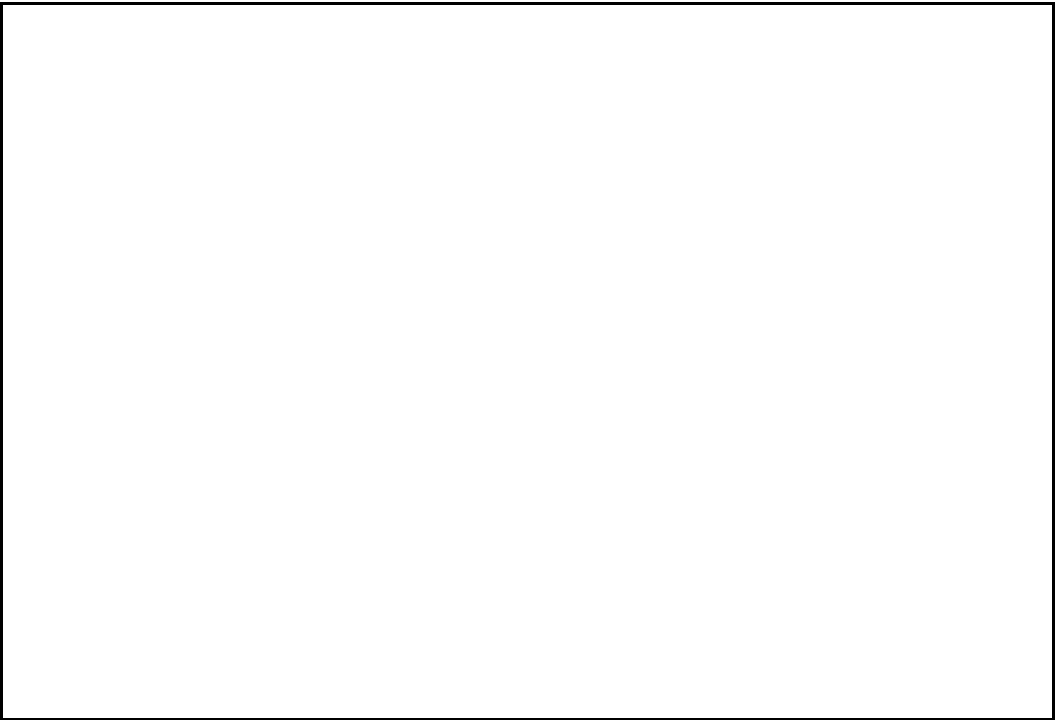


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KEY FEATURES

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





FIRST FLOOR
828 sq.ft. (76.9 sq.m.) approx.

The floor plan shows a rectangular building with a small octagonal extension on the right side. The main area is divided into three sections: a Bedroom on the left, a Reception/Kitchen area in the center, and a Balcony on the right. The Bedroom is 13'1" x 12'3" (3.99m x 3.74m). The Reception/Kitchen area is 28'0" x 20'0" (8.52m x 6.09m). The Balcony is 20'0" x 7'7" (6.09m x 2.32m). The Reception/Kitchen area contains a toilet, a sink, and a stove. The Bedroom contains a bed and a desk. The Balcony is an outdoor area with a railing. The plan also shows a front entrance, a back entrance, and a small storage area.

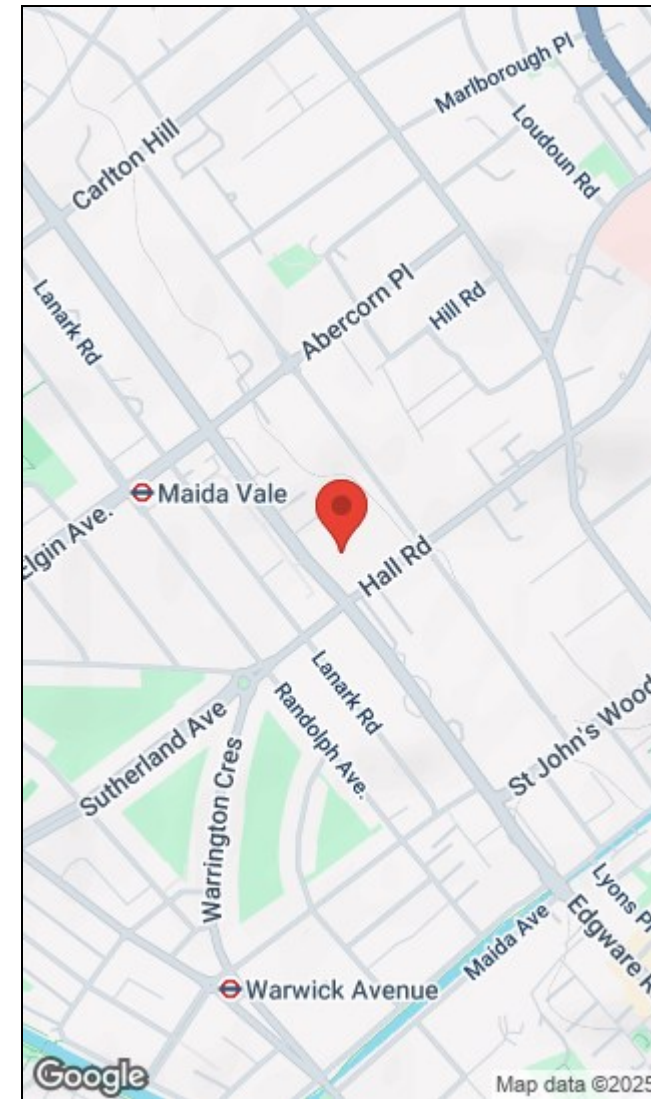
BEDROOM
13'1" x 12'3"
3.99m x 3.74m

RECEPTION/KITCHEN
28'0" x 20'0"
8.52m x 6.09m

BALCONY
20'0" x 7'7"
6.09m x 2.32m

TOTAL FLOOR AREA : 828sq.ft. (76.9 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	Current	Potential	Environmental Impact (CO ₂) 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 Not energy efficient - higher running costs	72	81	Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		



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