



Walterton Road London, W9

Offers in the region of £800,000

Nestled in the charming Walterton Road of Maida Vale, this substantial four-bedroom split-level apartment exudes a real house feel, offering a unique opportunity for those seeking a spacious and light-filled living space. Boasting characterful features typical of a period conversion, including high ceilings and double-glazed sash windows, this property is a blank canvas awaiting your personal touch.

Arranged over 1500 sq ft, the accommodation comprises of a private entrance with hallway and stairs leading to first floor. On here there is the kitchen, one of the four double bedrooms bathroom, and reception room. On the second floor (top) are three double bedrooms and a shower room with WC. While the property may require internal modernising, the potential it holds is truly exciting, allowing the next owner to tailor the space to their taste and preferences.

Tenure: Leasehold

Lease remaining: 94 years and 8 months (expires July 2119)

Service charge: £1450 per annum

Ground rent: £10 per annum

- Large Four Bedroom Apartment
- Circa 1500 Sq Ft of Internal Space
- Recently Installed Double Glazed Windows Throughout
- Lots of Natural Light
- Close to Amenities
- No Chain

Viewing

Please contact our Intra Capital Estates Office on 0207 183 6676 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

Area Map

Walterton Road, W9
Approx. Gross Internal Area 1505 Sq Ft - 139.81 Sq M

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Second Floor
Floor Area 714 Sq Ft - 66.33 Sq M

First Floor
Floor Area 714 Sq Ft - 66.33 Sq M

Ground Floor
Floor Area 77 Sq Ft - 7.15 Sq M

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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
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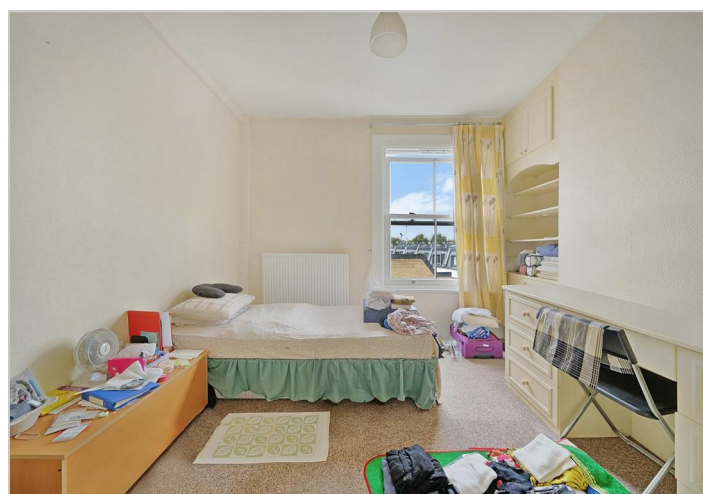


Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(32 plus) A			
(31-31) B			
(30-30) C		77	83
(25-28) D			
(19-24) E			
(13-18) F			
(1-12) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive 



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

INTRA-CAPITAL ESTATES

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MODERN APPROACH
TRADITIONAL VALUES

