



## Cunningham Court, London

1 ½ Baths | Unfurnished | Separate kitchen | Spacious layout | Convenient location

Asking Price: **£2,300 Per month**



A great flat with the Little Venice canal at your doorstep. It is spacious with good light and is conveniently located moments away from Warwick Ave. station.

This lower-ground flat has a spacious layout. The bedrooms are a good size and the large lounge/diner can easily accommodate all your furnishings. There is a separate fully fitted kitchen along with a family bathroom as well as an additional cloak room.

The location is superb as you are on the edge of the canal and a block from the lovely shops, restaurants and amenities of Clifton Gardens.

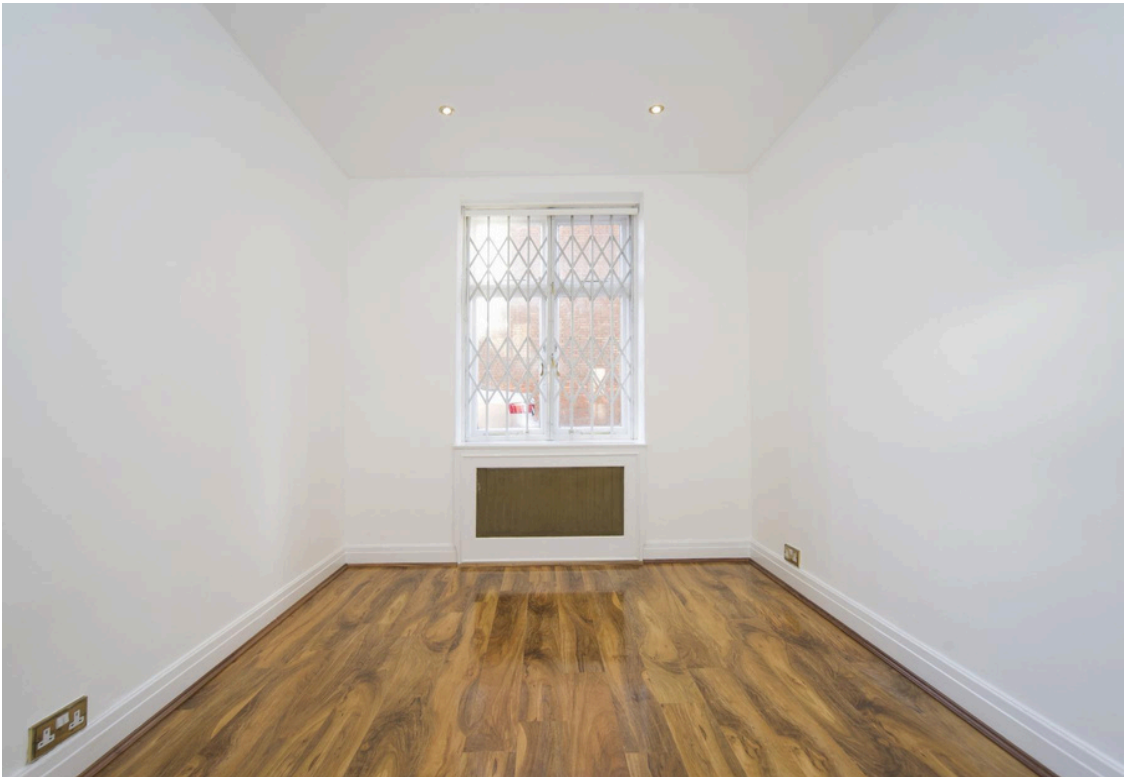
***More About the Area...***

Maida Vale is one of northwest London's most desirable communities with its tree-lined streets, beautiful housing and close proximity to central London. Its crown jewel is picturesque Little Venice with colourful houseboats that are at your doorstep. Stroll along the canal network for miles or stay nearby and enjoy popular canal-side restaurants like The Waterway and Summerhouse on Blomfield Road. Formosa Street and Elgin Avenue along with Clifton Gardens offer multiple locations to enjoy the charming cafes, restaurants, bars and shops of this community.

For green space, Paddington Recreation Grounds has 27 acres of conservation parkland and includes tennis courts, athletics track and children's play areas. There is also private members Paddington Sports Club with tennis and squash courts, bowls and a fitness centre.

Transport options are abundant with Warwick Avenue and Maida Vale tube stations within easy walk, regional train station Paddington is nearby and countless buses traverse the area. Nearby neighbours include affluent St. Johns Wood home of Lord's Cricket Ground, bustling Paddington and dynamic Kilburn.

- 2 Bedrooms
- 1 ½ Baths
- Unfurnished
- Separate kitchen
- Spacious layout
- Convenient location







## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

