



# Walterton Lodge

Walterton Road, W9

Offers in excess of £550,000

Positioned on the first floor of this purpose built block is a bright and airy two bedroom apartment spanning approximately 738 square feet.

Finished to a high specification throughout the accommodation comprises a wonderful reception room, separate kitchen, large principal bedroom with built-in storage, a second double bedroom and family bathroom.

The location provides access to numerous local amenities, coffee shops and public transport. Queens Park and Maida Vale station are 0.6 miles, Westbourne Park 0.5 miles and Warwick Avenue 0.7 miles. There are also numerous buses providing fantastic connectivity moments from the property. Sole agent.





# Walerton Lodge

Walerton Road, W9

- Two double bedrooms
- Separate kitchen
- First floor
- 0.6 miles from Bakerloo Line





**Tenure:** Leasehold 152 years 3 months  
**Service Charge:** £2,800 including building insurance.  
**Ground Rent:** £0  
**Local Authority:** City of Westminster  
**Council Tax Band:** E

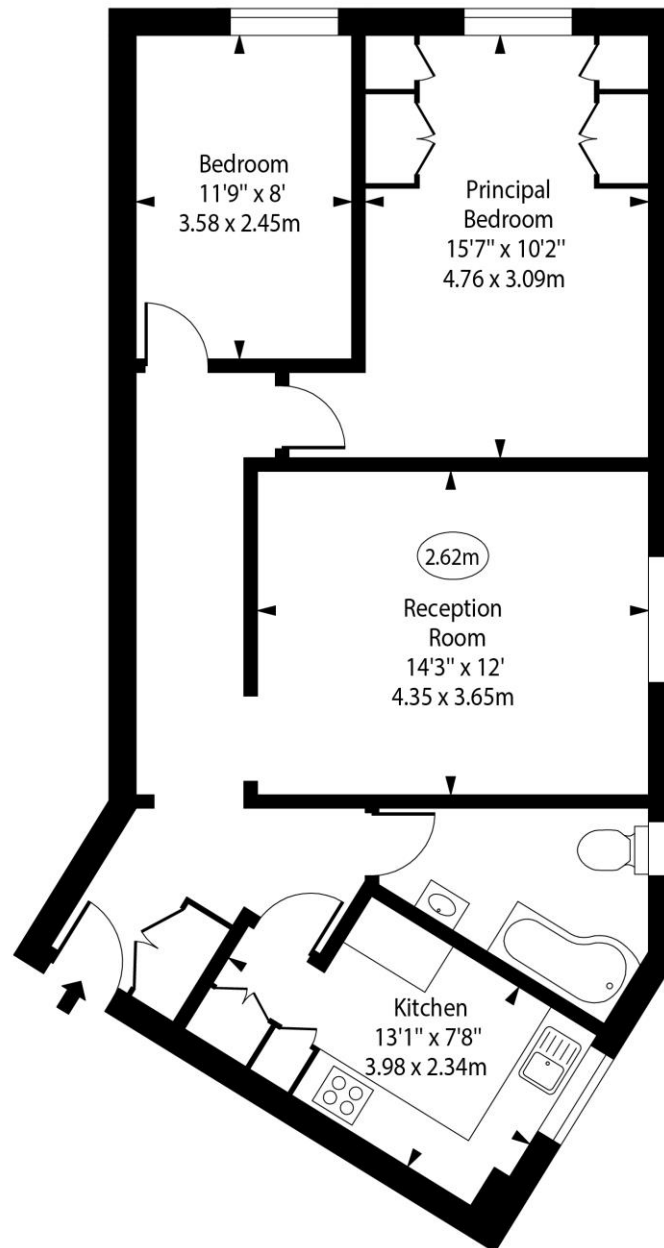
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	75	81
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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# Walterton Lodge, Walterton Road, W9

○ - Ceiling Height



First Floor

Approx Gross Internal Area      738 Sq Ft - 68.56 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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