



# Maida Avenue

London, W2

Asking Price £6,750,000

A Georgian mid-terraced house located on Maida Avenue in the heart of Little Venice. As you approach the house, you'll notice the elegant façade with its characteristic Georgian features, including tall sash windows, decorative cornices, and an elegant entrance. Inside, the house has been beautifully renovated to provide a modern and comfortable living space while still retaining its original charm and character.

Spread over four floors, the house offers plenty of space for a growing family or those who love to entertain. On the ground floor you enter into a grand reception room which leads through into a wonderful bright and airy kitchen complete with all the modern appliances you need for cooking and entertaining and direct access down to the 61 ft. south facing garden. The lower floor is made up of two large bedrooms both with their own bathroom as well as an always useful utility room and cloakroom. A typical first floor reception offers stunning views over the one way Maida Avenue and the canal. At the rear is the master bedroom with plentiful storage, room terrace and en-suite bathroom. Two further double bedrooms, each with their own bathrooms are positioned on the top floor.

Maida Avenue has beautiful views overlooking Regent's Canal and is located less than 0.5 miles from the local shops and restaurants of both Clifton Road and Formosa Street. Warwick Avenue Underground Station (Bakerloo Line) is approximately 0.2 miles away and London Paddington is approximately 0.4 miles away, providing access to the Heathrow Express whereby Heathrow airport can be reached in approximately 15 minutes.

Disclaimer: The photos of the property are real, however all furniture and furnishings items have been computer generated (at actual scale) for illustration purposes only.





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- A stunning Georgian house spanning approx. 2700 square feet.
- Finished to a spectacular standard throughout.
- Positioned on the 'one way' section of Maida Avenue and overlooking the Canal in central Little Venice.
- Benefitting from a wonderful south facing 61 ft. south facing garden.





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**Tenure:** Freehold  
**Service Charge:** NA  
**Ground Rent:** NA  
**Local Authority:** City of Westminster  
**Council Tax Band:** H

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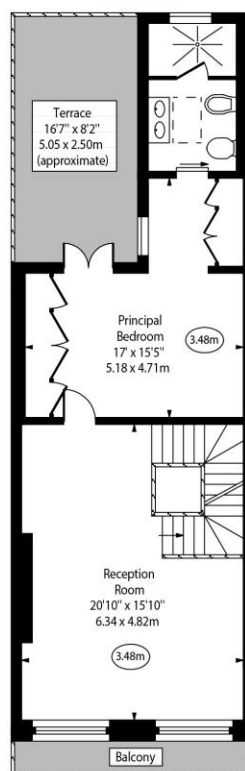
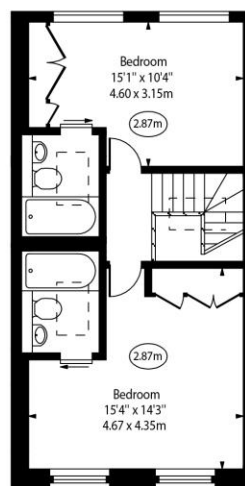
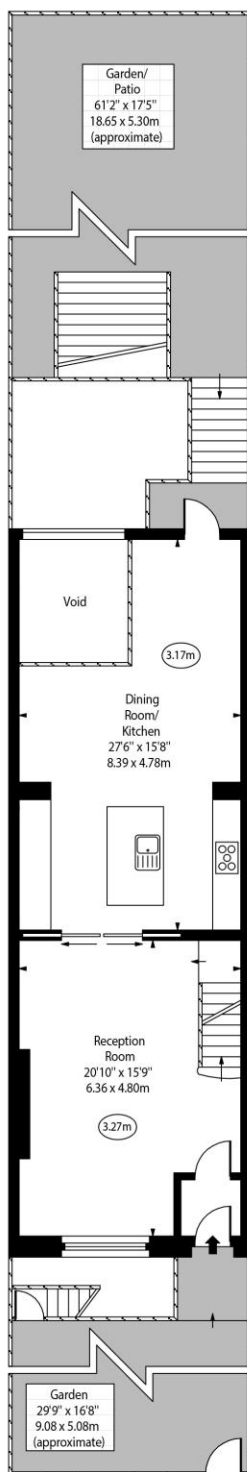
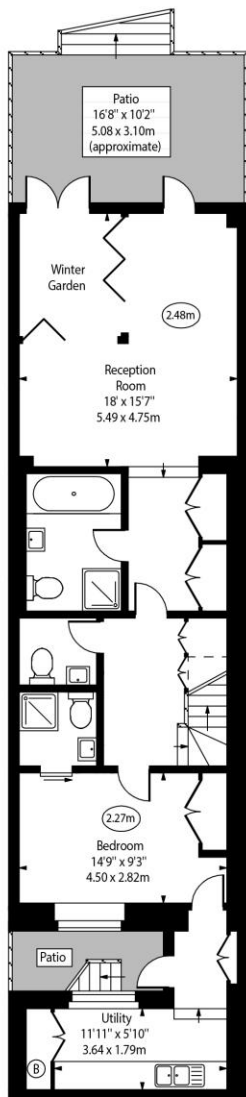
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Maida Avenue, W2



○ - Ceiling Height



Approx Gross Internal Area 2683 Sq Ft - 249.25 Sq M  
(Including Winter Garden)  
(Excluding Void)

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
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