



John Aird Court

London, W2

Offers in excess of £450,000

A generously sized two-bedroom apartment located in the heart of Little Venice. Standing at 970 sqft the property consists of two spacious double bedrooms, both offering ample built-in storage. The large, fully fitted kitchen includes a serving hatch to the bright and airy living room, creating a more open space. The family bathroom with a three-piece suite serves the bedrooms also. The south-facing living room opens out onto a balcony, allowing natural light to flood the space throughout.

Ideally situated close to the picturesque canal, as well as the shops and cafés of Clifton Road, the apartment is also within easy reach of Paddington Station, offering excellent transport links.

CHESTERTONS



John Aird Court

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- Close proximity to Paddington Station
- Over 900 sqft
- Private balcony
- Great potential



Tenure: Leasehold 82 years 8 months

Service Charge: £2541.9

Ground Rent: £10 p/a

Local Authority: City of Westminster

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	91 B

Chestertons Little Venice Sales

26 Clifton Road

Maida Vale

London

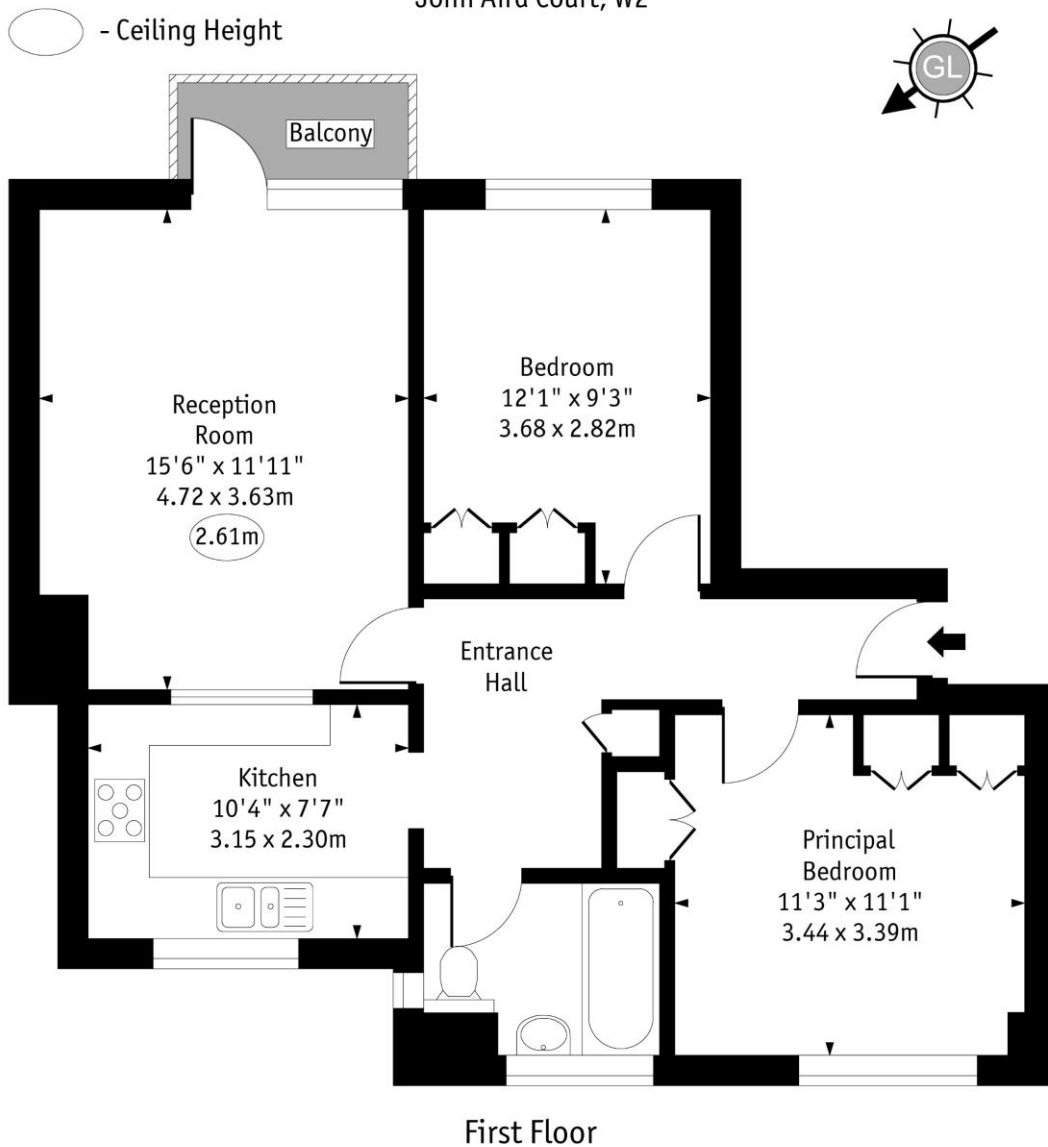
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Approx Gross Internal Area 970 Sq Ft - 90.11 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

www.goldlens.co.uk

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