



# HAMILTON COURT

Maida Vale W9





# A SPACIOUS THREE BEDROOM APARTMENT

Set et on the first floor of this prestigious, portered, Art Deco purpose-built block in the heart of Maida Vale W9. Hamilton Court is a prestigious Art Deco development in the heart of Maida Vale, which benefits from concierge services.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Share of freehold, plus leasehold with approximately 977 years remaining

Ground rent: £25 per annum\*

Service charge: £5,800 per annum\*

**Asking Price: £1,150,000**





## HAMILTON COURT, MAIDA VALE W9

Natural light floods the spacious reception and dining rooms. The principal bedrooms provide ample space and comfort. The common parts have undergone extensive refurbishment, modernising the property whilst respecting its Art Deco roots.

The Maida Vale area is renowned for its tree-lined streets, elegant period architecture, and relaxed, village-like atmosphere. Located in a prime location, just moments from the tranquil Regent's Canal and the picturesque Little Venice, residents benefit from easy access to beautiful green spaces, waterways, charming cafes, and boutiques.

\*Please note that we have been unable to confirm the next review dates for the service charge/ground rent. You should ensure that you or your advisors make your own inquiries.



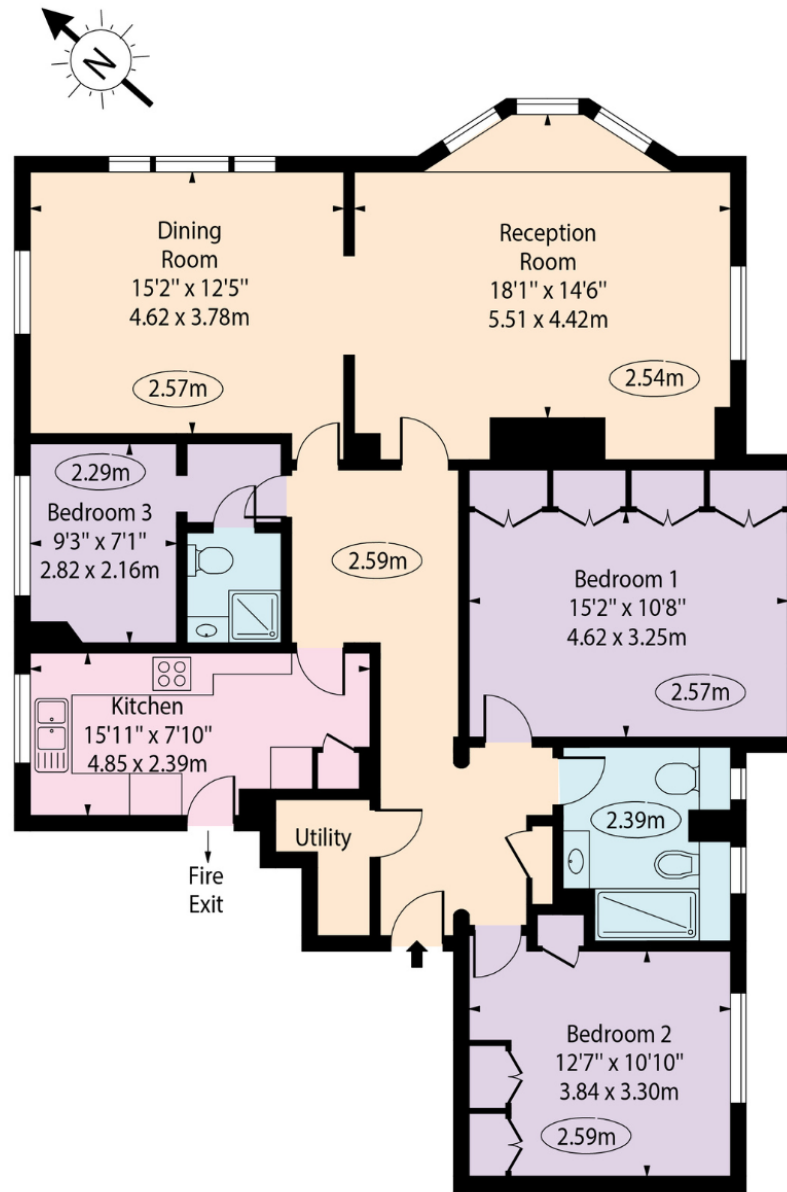












First Floor

Approximate Gross Internal Area = 125.14 sq m / 1,347 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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