



## Maida Vale, W9

£1,250,000

A spacious third floor flat set in a prestigious, portered building. The property benefits from triple-aspect views, providing an abundance of natural light throughout. Accommodation includes two double bedrooms, two spacious receptions with bay windows, separate eat-in kitchen, a generous dining room and ample storage.

Located under 0.1 miles from Maida Vale underground station (Bakerloo line), Hamilton Court offers excellent connectivity to Paddington Main Line Station (Heathrow Express) and the West End. Local amenities on Elgin Avenue and in Little Venice are nearby, with Paddington Recreation Ground also within easy walking distance.

### Features

- Third Floor Flat
- Share Of Freehold
- Porter & Lift Access
- Private Underground Parking
- Great Transport Links
- Purpose Built Block

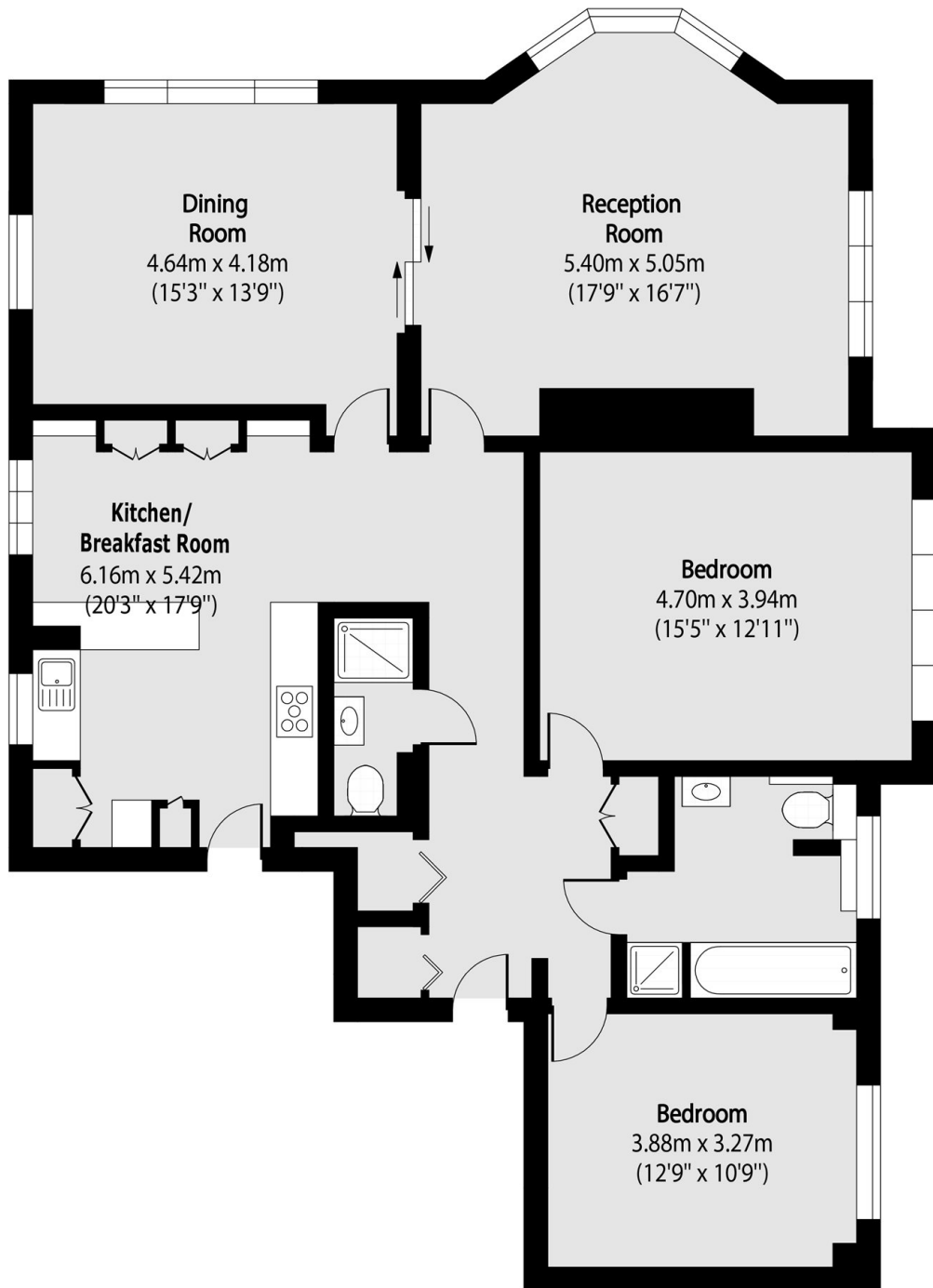


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The third floor apartment is set within an attractive purpose-built block in the heart of Maida Vale. The property comprises of a sizable reception room with a bay window, providing an abundance of natural light. Flowing from the reception, there is a dining room, creating a perfect hosting space for family and friends. Further to this, the property features two double bedrooms, along with a well-proportioned, separate eat-in kitchen and two bathrooms. The property also enjoys secure underground parking, porter and lift access.



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Total area (approx): 127.26 sq m (1370 sq. ft)