



Simon Court, Saltram Crescent, W9

Maida Vale

£550,000



A beautifully presented one-bedroom split level apartment occupying the first and second floors of an impressive church conversion.

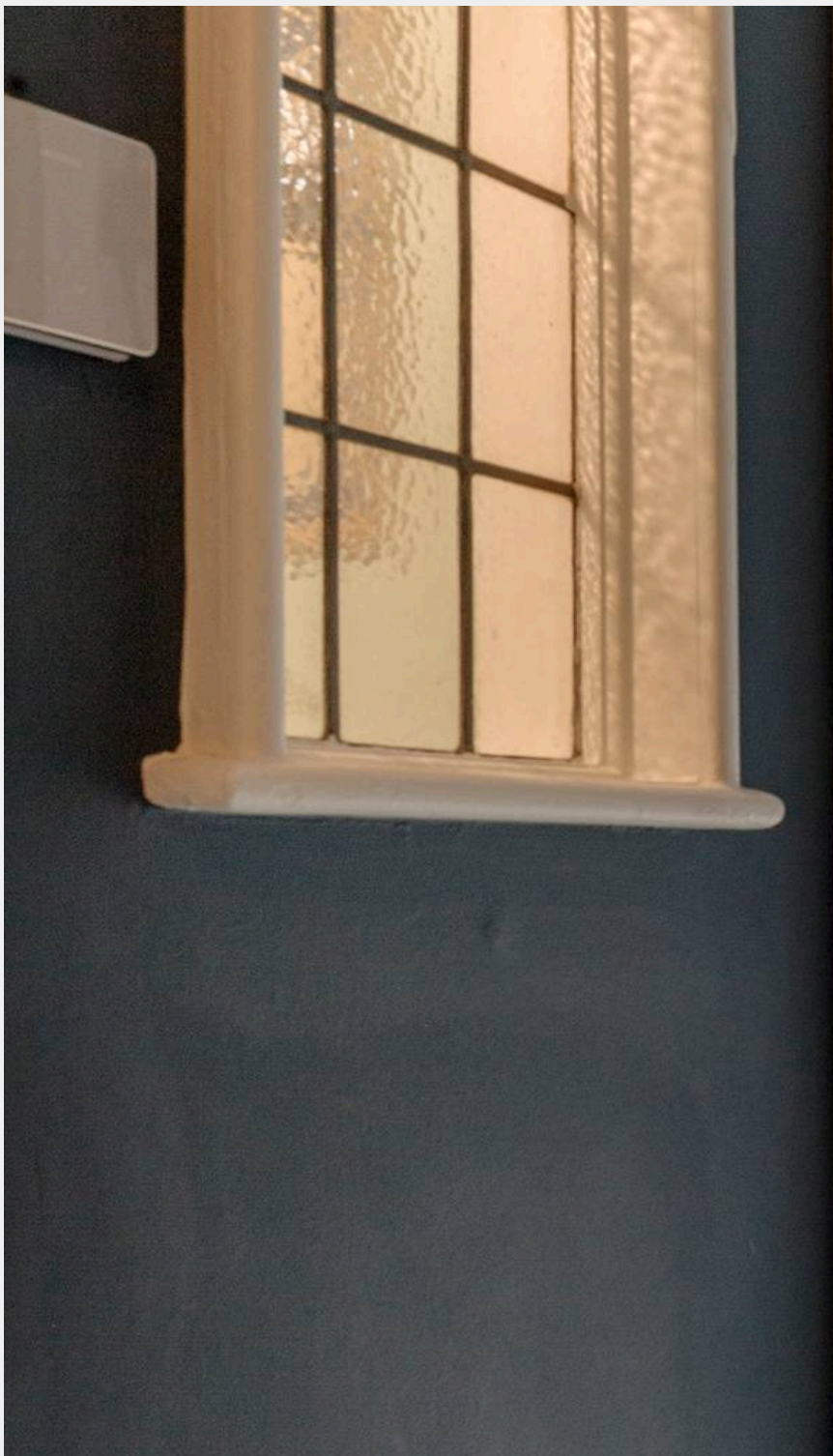
This wonderfully characterful home combines striking period features with thoughtful contemporary updates. Arranged over two levels, the apartment enjoys an abundance of natural light alongside original architectural details, including exposed brickwork and magnificent stained-glass windows, creating a truly distinctive living environment. The kitchen and bathroom have both been recently refurbished to a high standard, complementing the building's historic charm.

The property is ideally positioned to enjoy the amenities of Queen's Park, Notting Hill, Maida Vale and Kilburn, with an excellent selection of independent cafés, restaurants and local shops all within easy reach. Transport connections are superb, with Queen's Park (Bakerloo Line and London Overground), Maida Vale (Bakerloo Line) and Westbourne Park (Circle and Hammersmith & City Lines) providing convenient access across London.









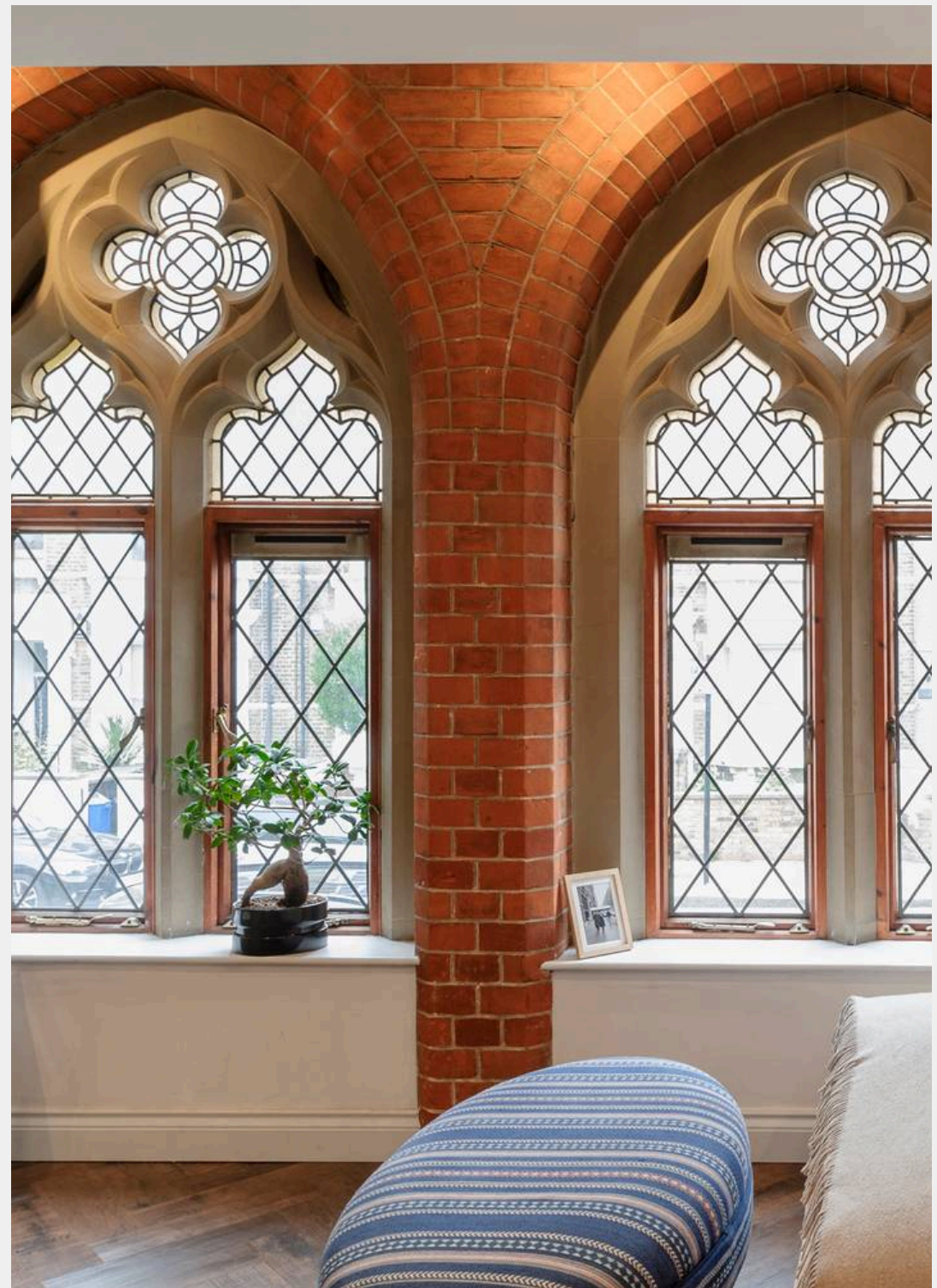
Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D


- Period church conversion
- Split level 1 bedroom apartment
- 145 lease
- Newly refurbished

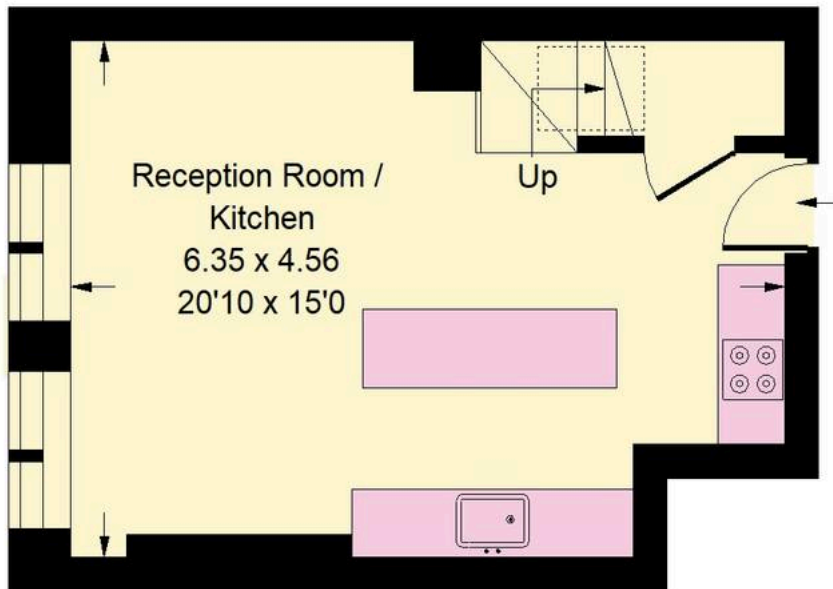


# Simon Court, W9

Approx. Gross Internal Area  
61 sq m / 656 sq ft  
(Including Reduced Headroom)



 = Reduced headroom  
below 1.5 m / 5'0"



**First Floor**



**Second Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.



## Rigby & Marchant

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# R&M