



Saltram Crescent | Maida Vale | London | W9

Asking Price - £1,795,000



A beautifully designed and meticulously refurbished three bedroom, three bathroom contemporary freehold house, offering exceptional lateral living and entertaining space in one of the area's most desirable residential locations.

Arranged over two floors only, this outstanding property has been finished to an exacting standard throughout, combining elegant modern design with practical living. The accommodation comprises a superb reception and dining room with excellent proportions for both everyday living and entertaining, a stylish kitchen/breakfast room fitted with high quality appliances and bespoke cabinetry, a separate utility room, guest WC, and a dedicated study ideal for home working.

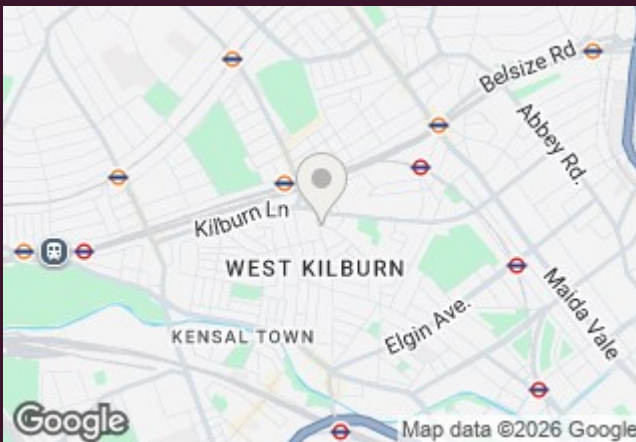
The principal bedroom suite is particularly impressive, complemented by two further generous double bedrooms, each benefiting from its own luxurious en-suite bathroom. Every detail of the refurbishment has been carefully considered, creating a sophisticated and turnkey home with a seamless flow of space and natural light throughout.





Further benefits include air conditioning throughout the property, ample storage, and a delightful private rear garden providing an ideal setting for outdoor dining, relaxation and family enjoyment.

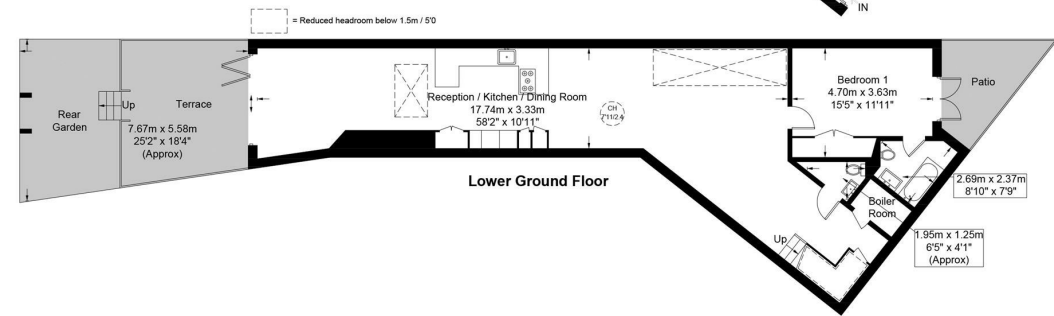
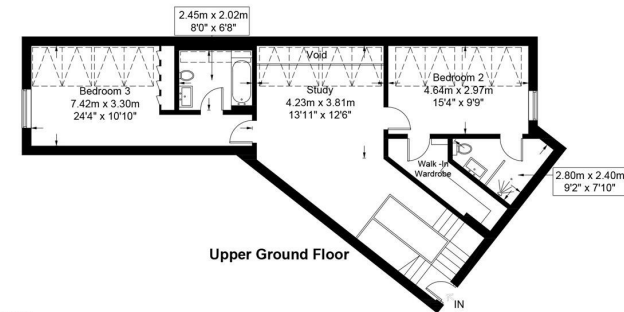
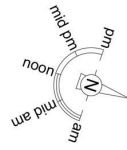
Saltram Crescent enjoys an enviable position on the borders of Queen's Park and Maida Vale, offering residents easy access to an excellent selection of independent cafés, restaurants, boutiques and local amenities. The property is exceptionally well connected, with Queen's Park station providing Bakerloo Line Underground services and Lioness Line rail connections into central London and beyond, while Maida Vale Underground station offers further Bakerloo Line access. A number of convenient bus routes and nearby road links ensure effortless travel across the capital, making this an ideal home for both commuters and families seeking a vibrant yet well-established neighbourhood.



## Saltram Crescent, W9

Approximate Gross Internal Area = 1990 sq ft / 184.9 sq m

Restricted Height = 34 sq ft / 3.2 sq m



PRIME | PERSPECTIVES

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Council Tax Band H EPC Rating B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			91
(11-11) B		84	
(10-10) C			
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
(1-1) H			
England & Wales		EU Directive 2002/91/EC	

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