



SALTRAM CRESCENT

London W9



Positioned within a classic Victorian terrace, this exceptional top floor apartment on Saltram Crescent offers nearly 1,200 sq ft of thoughtfully designed living space, seamlessly blending period elegance with contemporary refinement

			EPC
3	2	1	TBC

Local Authority: City of Westminster

Council Tax band: E

Tenure: Share of freehold plus leasehold, approximately 974 years remaining

Guide Price: £750,000



Featuring intricate brickwork and ornate bay windows, the property has been meticulously restored to the highest standard, combining timeless character with modern convenience.

The current owners have undertaken significant improvements, including re-rendering the building, repointing, and completely refurbishing the pitched roof with a new timber structure. Internally, the property benefits from new electrics, plumbing, and enhanced sound insulation, ensuring both comfort and efficiency. The removal of the chimneys has further optimised the layout, enhancing the sense of space. Accommodation comprises three well proportioned bedrooms, including a principal suite with its own en suite, alongside an additional bathroom and a separate W.C. The open-plan living and dining area flows effortlessly into a well appointed kitchen, designed for both practicality and style. A truly outstanding feature of this home is access to the expansive roof terrace which provides an ideal setting for entertaining or unwinding while enjoying far reaching panoramic views.

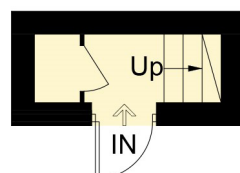






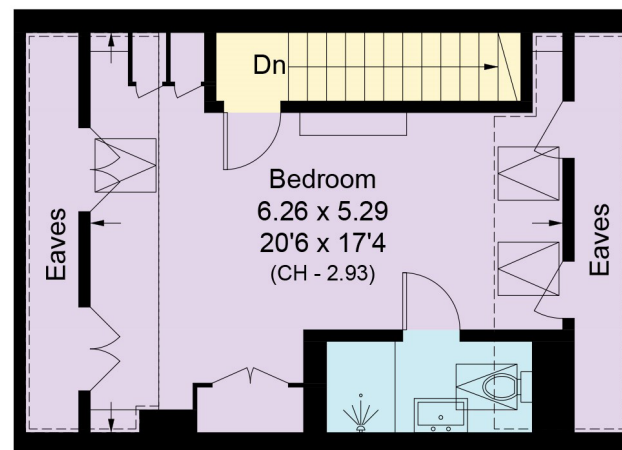


[] = Reduce head height below 1.5m



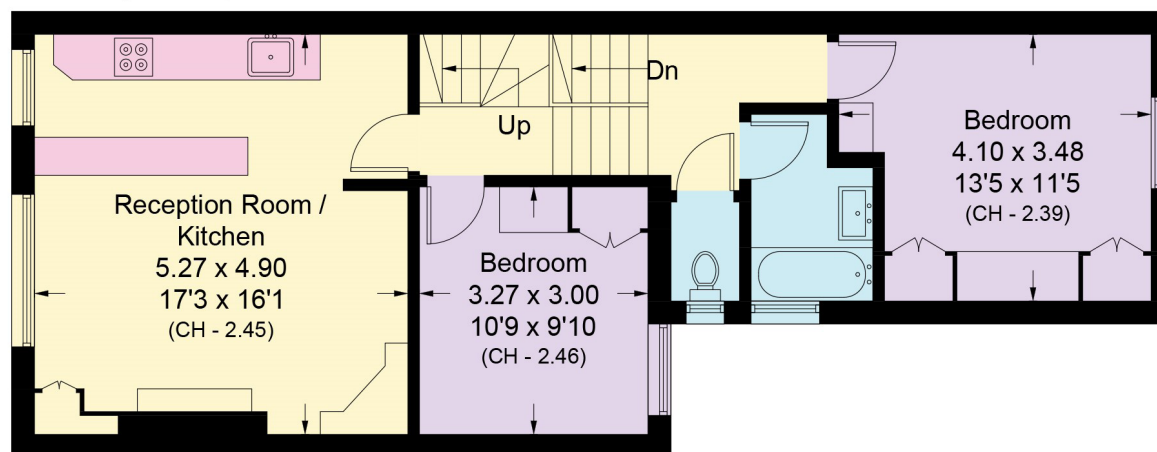
First Floor

Approximate Area
2.3 sq m / 25 sq ft



Third Floor

Approximate Area = 41.5 sq m / 447 sq ft
Including Limited Use Area / Eaves
(17.8 sq m / 191 sq ft)



Second Floor

Approximate Area = 65.7 sq m / 707 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)

Approximate Gross Internal Area = 109.5sq m / 1179 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)



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Queen's Park Sales

020 8315 3020

queenspark@knightfrank.com

Knight Frank Queen's Park

60c Salusbury Road

NW6 6NP

knightfrank.co.uk

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