



Bannister House, Maida Vale NW6

£745,000

A modern, beautifully presented two bedroom apartment, located on the second floor this sleek new build development with lift access. This stunning property features an open plan kitchen with fully integrated Bosch appliances and access to large terrace / winter garden, generous size master bedroom with built-in wardrobes, a contemporary en-suite bathroom and access to balcony, double size second bedroom. The apartment further benefits from excellent storage, wooden flooring and low outgoings. Bannister House is perfectly situated for convenient access to Paddington Recreation Ground and the amenities of Elgin Avenue and Kilburn High Road. whilst Maida Vale and Warwick Avenue underground stations are nearby and Paddington Mainline is further on. The property is leasehold with 246 years unexpired, Service charge £1,600 pa, Council Tax Band D. EPC rating B. **SOLE AGENTS.**

Bannister House, Maida Vale NW6

Reception room



En - Suite



Open plan kitchen



Bedroom 2



Bedroom 1



Bathroom

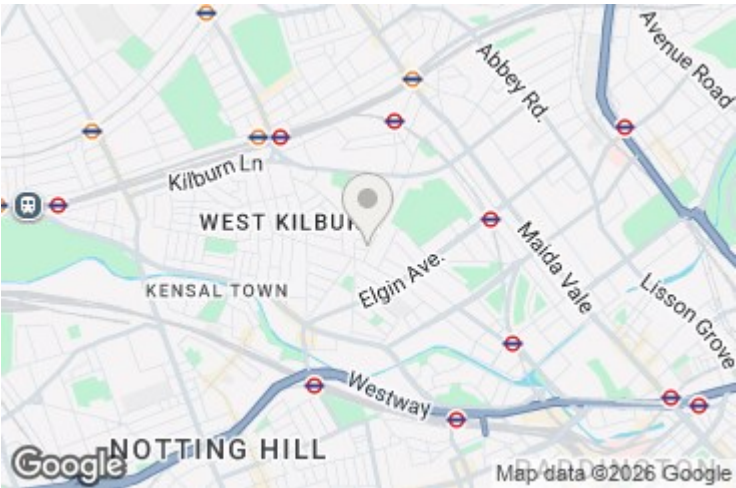


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Balcony / terrace

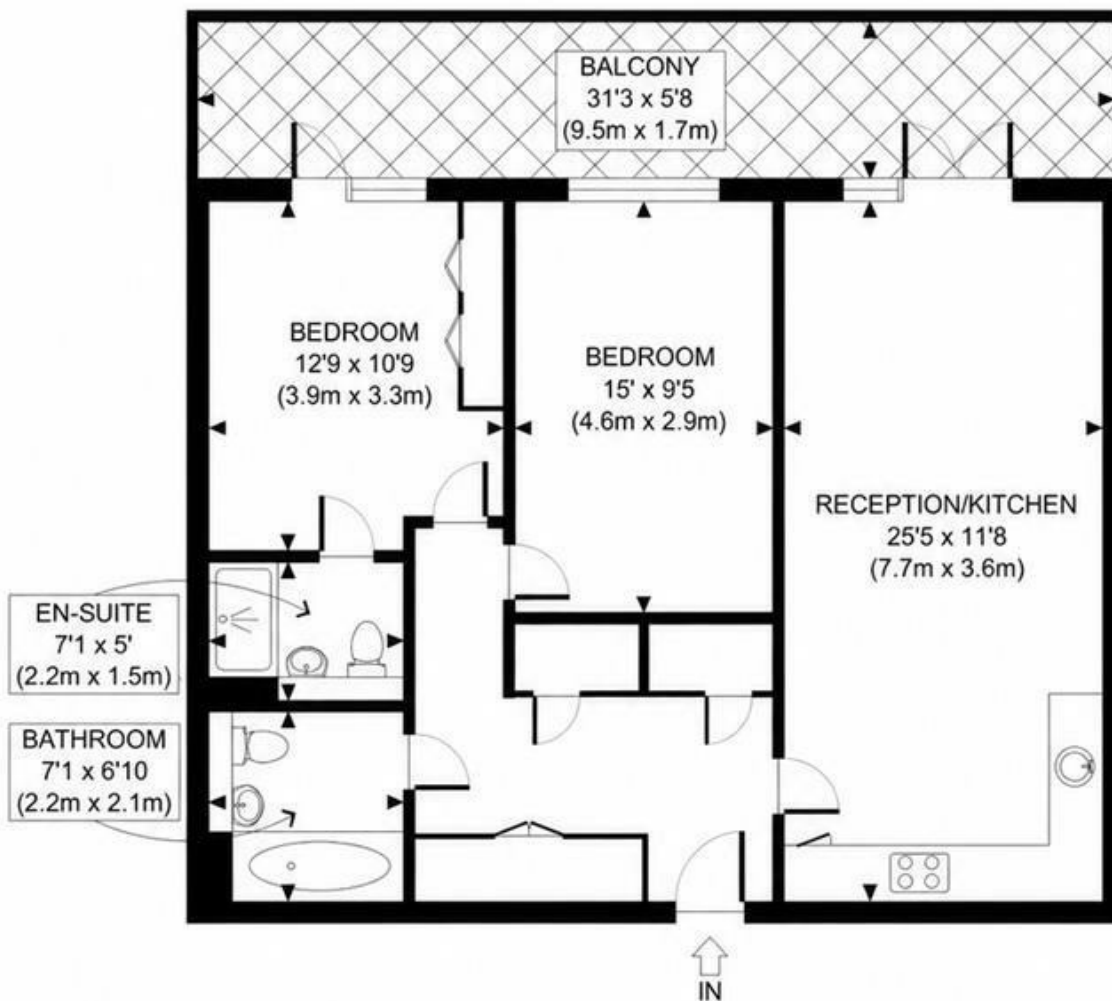


Exterior



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 830 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 830 SQ FT/ 77 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS
ONE STOP SHOP FOR PROPERTY MARKETING

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