

The Studio (Ground Floor Rear)
90B Walm Lane
Willesden Green
London
NW2 4QY
Tel: 020 3018 6292
Email: info@thelsl.co.uk

Website: www.thelsl.co.uk

## Asking price of £485,000 Stuart Tower, Maida Vale, London, W9



## ONE BEDROOM FLAT ON 11th FLOOR WITH ROOF TOP VIEWS:

A good size one bedroom flat that requires updating. The flat, which is on the 11th floor has a large reception room with excellent views and a door to a balcony. There is a double bedroom, a good size kitchen and a combined bathroom/wc.

Stuart Tower is a large block of flats on the Edgware Road with a porter and is close to the cafes of Little Venice, a variety of bus routes and 6 minutes walk to Maida Vale underground station -Zone 2 - Bakerloo Line. PARKING SPACE AVAILABLE BY SEPARATE NEGOTIATION: Please note the floorplan is from an almost identical flat and the measurements are only as guide and not to be relied on.

Lease length: 125 Years From 24 June 1981

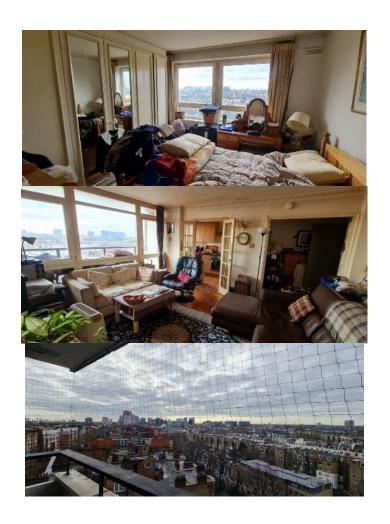
Ground Rent: We are informed that no ground rent is payable.

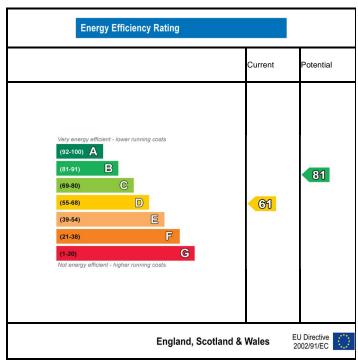
Current Service Charge: £905.75 Per quarter - £3,623.00 per annum

Council Tax Band D = Westminster = £864.13 for the period 1 April 2023 to 31 March 2024

EPC Band D.

## Stuart Tower, Maida Vale, London, W9







## VIEWING BY APPOINTMENT WITH AGENTS LONDON SALES & LETTINGS The Studio (Ground Floor),90b Walm Lane,Willesden Green,London,NW2 4QY T: 020 3018 6292 E: mark@thelsl.co.uk

W: www.thelsl.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.