



## WINTERTON HOUSE

Maida Vale  
London  
W9

Asking Price  
£725,000

Sole Agent

An opportunity to acquire a well presented, two-bedroom apartment (874 sq ft/ 81.2 sq m) in Winterton House.

This bright and well-proportioned apartment offers a generous, open-plan kitchen/reception room, principle bedroom with en-suite bathroom, one further double bedroom and family bathroom. It benefits from a private patio, portorage and residents parking.

# ASTON CHASE

67-71 Park Road  
Regent's Park  
London, NW1 6XU  
020 7724 4724  
enquiries@astonchase.com

astonchase.com

## WINTERTON HOUSE

Maida Vale  
London  
W9

Winterton House is a modern purpose-built block in the heart of Maida Vale. It has excellent transport links to Central London; located 0.4 miles from Maida Vale Underground Station (Bakerloo Line) and 0.4 miles from Warwick Avenue Underground Station (Bakerloo Line).

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Subject To Contract

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Leasehold 100 Years Remaining

Service Charge: £7,110 P/A

Ground Rent: £620 P/A



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## ACCOMMODATION

- Open-plan kitchen/reception room
- Principle bedroom with en-suite bathroom
- One further double bedroom
- Family bathroom

## AMENITIES

- Private Patio
- Porterage
- Designated Underground Parking for One Car

COUNCIL TAX: D

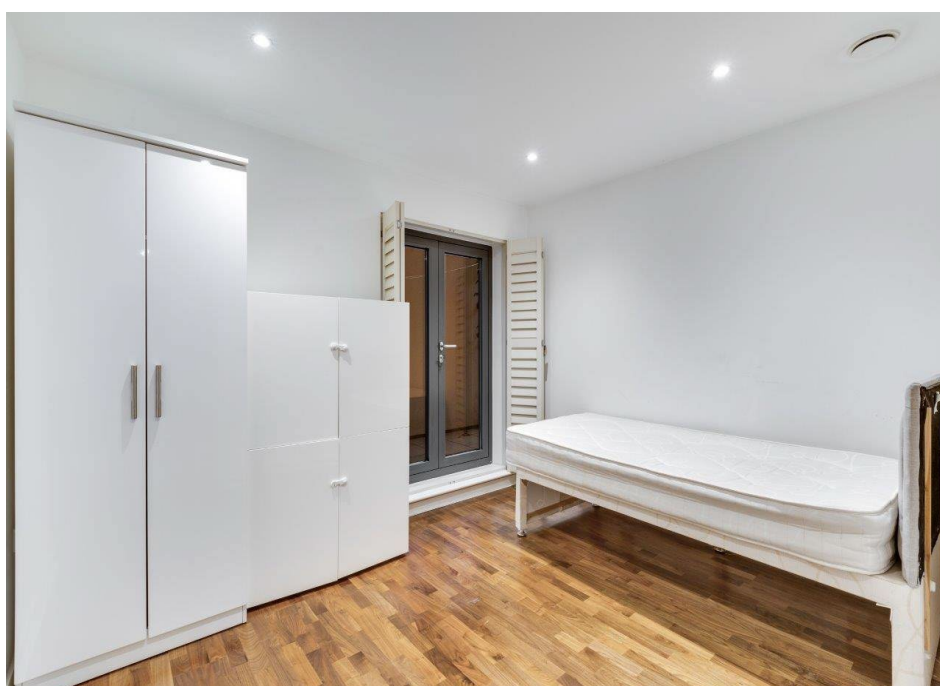
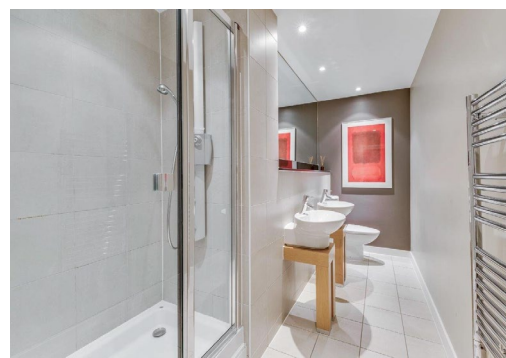
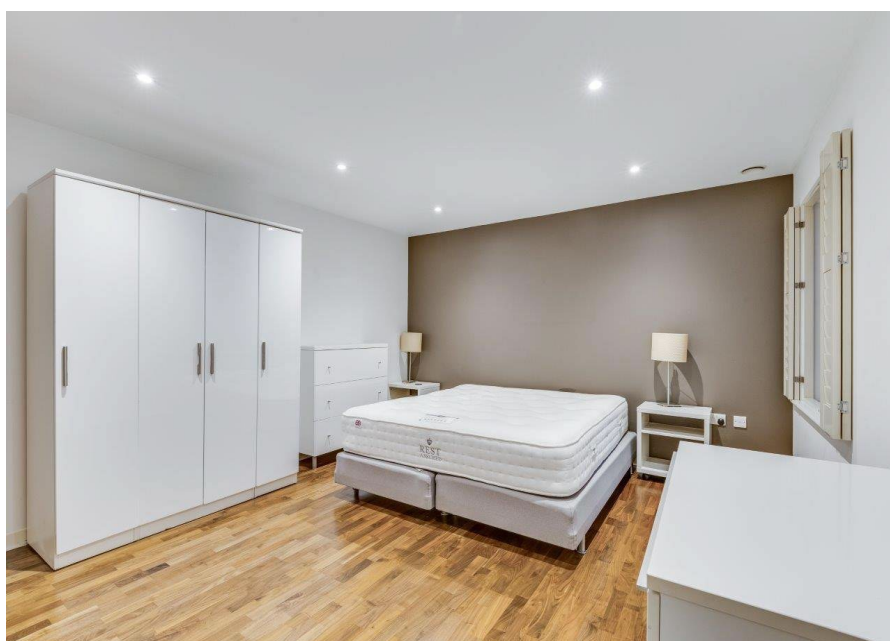
EPC RATING: B



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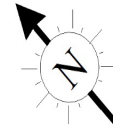
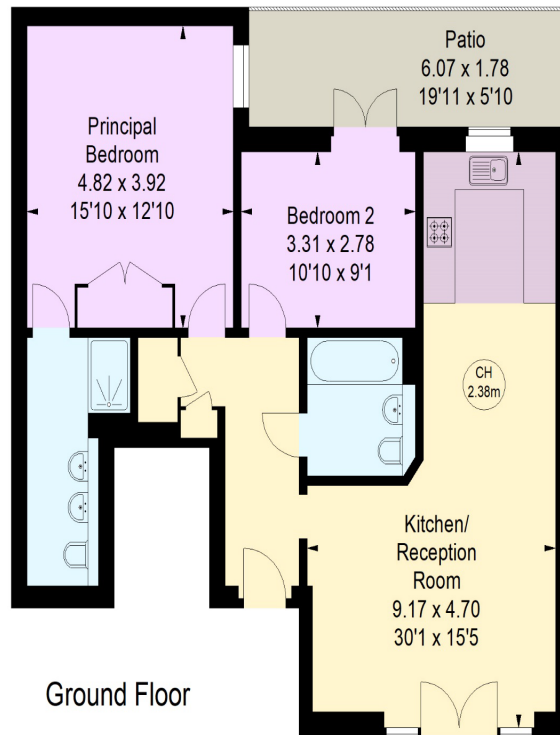


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## Winterton House, Maida Vale, W9

Approximate gross internal area  
81.10 sq m / 873 sq ft

Key :  
CH - Ceiling Height



Ground Floor



Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
© Orange Tree Photography

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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### Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.