



# 37 Maida Vale

Little Venice, London, W9 • Guide Price £1,950,000 • Leasehold

# A stylish four bedroom duplex apartment in a grand villa in Little Venice

The property is entered on the first floor and a plushly carpeted staircase accesses the grand, double reception space, passing the fourth bedroom or study and WC.

The bright reception spaces flow into each other with gorgeous wooden floors and feature fireplaces, as well as tall, attractive windows, period ceiling roses and attractive cornices all adding to the visual beauty of the space.

The well equipped kitchen is both stylish and ergonomic and is separated from the living areas by an island



On the upper level the main bedroom which faces the rear of the property has an ensuite shower room and built in storage as well as a pretty fireplace.

There are a further two bedrooms with built in storage to the front of the property which share the luxurious family bathroom and further WC.



This apartment has been recently upgraded internally to provide a turn key buyer's experience and details such as bespoke cabinetry and mid-century style light fittings and furniture (available to purchase by separate negotiation) adds to its charm and convenience for those looking for a secure London flat, in a desirable area.



Situated conveniently for the capital's many attractions and some of the best schools and colleges. The American School and London Business School are nearby.



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Little Venice with its picturesque canals is located between Warwick Avenue tube stations and Maida Vale. Clifton Road with its many cafes, pubs and bistros as well as convenience shops is moments away.

This area is well known for its grand mansions, as well as mansion block flats and its proximity to both Regents Park and Hyde Park and travel hubs such as Paddington station. It is well served by the tube system and plentiful buses.



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Eriesson**



# First, Second & Third Floors



Gross Internal Area (approx): 1806sq.ft  
167.8 sq.m  
For identification only. Not to scale.

# For more information, contact:

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### **Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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