



# WATERFRONT APARTMENTS

MAIDA VALE, W9



ASKING PRICE  
£549,500



# WATERFRONT APARTMENTS, AMBERLEY ROAD, LONDON, W9

- Spacious One Bedroom Apartment
- Jack & Jill Bathroom
- Balcony overlooking the canal
- First Floor Elevation
- Concierge
- Underground cycle parking

Luxury Canal-Side Living in the Heart of Little Venice

A stunning one-bedroom first-floor apartment set within an exclusive waterside development, boasting uninterrupted views over the beautiful Grand Union Canal. This exceptional home features a spacious bedroom with dressing area, a stylish Jack & Jill ensuite, and a private balcony directly overlooking the water.

The development offers the convenience of a concierge service, with secure underground parking available to rent, providing peace of mind in this prime central London location.

Perfectly positioned on the Zone 1/2 border, the apartment is just a short walk from Warwick Avenue (Bakerloo Line) and Paddington Station, offering rapid connections via the Elizabeth Line and Heathrow Express.

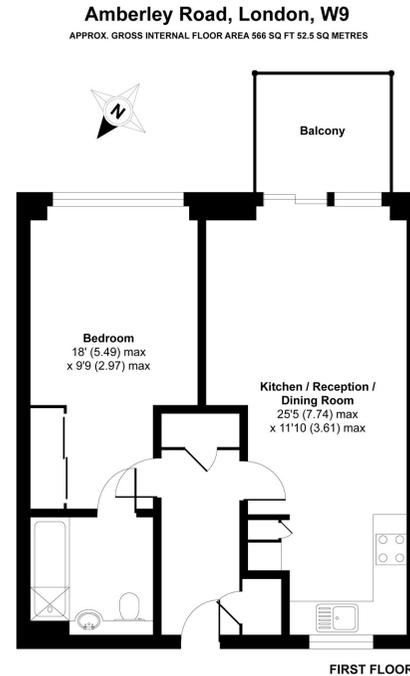
Little Venice is renowned for its fashionable local scene, with acclaimed bars and restaurants including The Hero of Maida, The Waterway, and The Summerhouse all close by. You're also within easy reach of the Everyman Cinema (Maida Vale), boutique shopping around Ladbrooke Grove, and the open green spaces of Regent's Park.

A rare opportunity to secure a luxurious waterside home in one of London's most desirable neighbourhoods.



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Approximate gross  
internal area:  
**52.6 SQM /**  
**566 SQ FT**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Tenure: Leasehold, 986 years

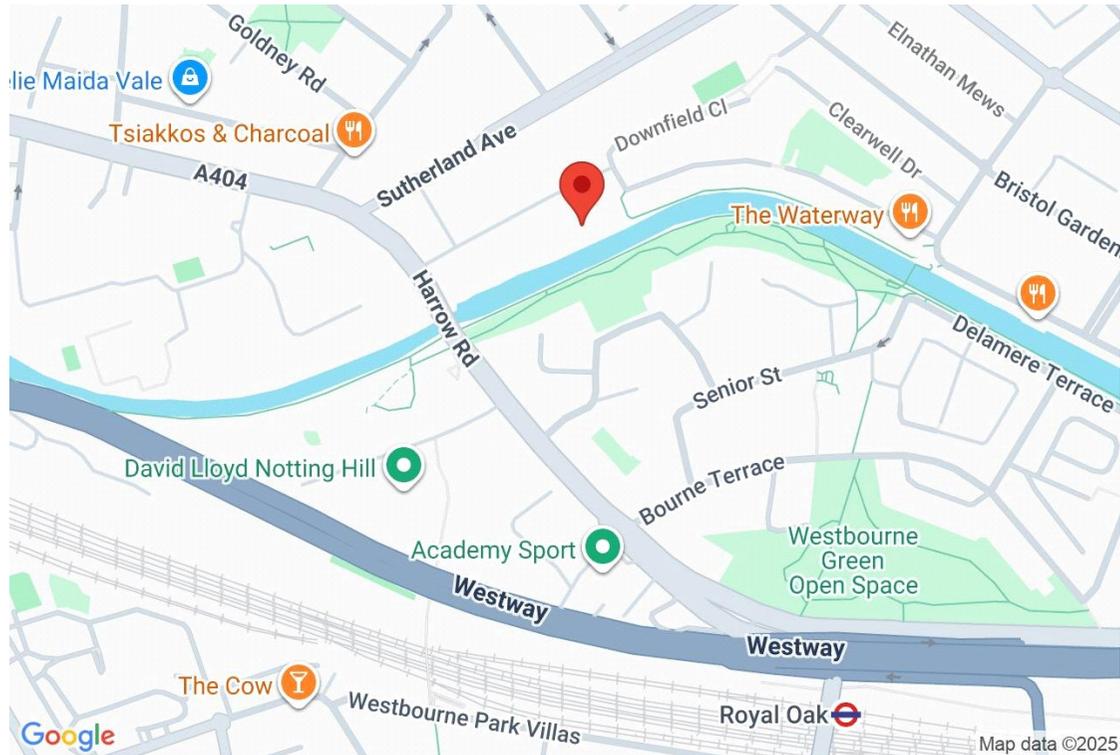
Estimated ground rent: £300 p.a.

Estimated service charge: £3636 p.a.

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69-80	C		
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39-54	E		
21-38	F		
1-20	G		

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