



## **Stunning Raised Ground and Garden Level Apartment, 'Venice Lodge', 53-55 Maida Vale, W9**

Spanning just under 3000 sq ft and finished to an exceptional standard throughout, this centrally positioned Little Venice duplex apartment benefits from a private street entrance, designated off street parking behind gates and a wonderfully quiet south-west facing garden.

The raised ground floor was formerly a banking hall with high ceilings. The grand main room is approached through the original banking double-doors and presents an open plan 'Day True' bespoke fitted kitchen (fitted 2020), dining area and large living area. There are four stunning arch windows fitted with triple-glazed 'silent' windows and air-conditioning. To the rear is a more formal drawing room and study area, both with access to a terrace overlooking the garden. With a cloakroom, boot room and coat cupboard all accessed off the spacious hallway, there is a feeling of space and plenty of storage.

The garden level comprises four large double bedrooms, all with en-suite bathrooms, plentiful storage space and three with air conditioning. One of the bedrooms has direct access to the garden. There is also useful vault storage and a utility room which also gives direct access to the garden. The south-west facing garden was recently redesigned and landscaped by the Chelsea Exhibitioner garden designer, Martha Krempel, and incorporates beautiful lighting for evening entertaining.

The property is located on Maida Vale itself, set back from the main road. The area is well served with good transport links with Bakerloo and Jubilee lines close by: (12 minutes from Warwick Avenue to Piccadilly Circus and 20 minutes from St. John's Wood to Canary Wharf). Little Venice has an abundance of cafés restaurants and local shops; and is walking distance to Lords Cricket Ground, Regent's Park and the canal, and Paddington Station

**Guide Price: £3,250,000**

Tenure: Leasehold – 98 years remaining (approx)

Service Charge: £5,400 per annum (approx)

Ground Rent: £1,260 pa

Council Tax: Westminster/Band H



IMPORTANT NOTICE: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order, notwithstanding. That all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only. EPC: C





VENICE LODGE

MACKENZIE LODGE

CHARMILL  
RESIDENTIAL



























**Venice Lodge,  
Maida Vale, W9**

○ - Ceiling Height

**Ground Floor**

**Lower Ground Floor**

**Rooms and Dimensions:**

- Bedroom:** 21'8" x 10'11" (6.60 x 3.33m)
- Bedroom:** 22'6" x 8'10" (6.86 x 2.69m)
- Bedroom:** 13'2" x 11'10" (4.01 x 3.61m)
- Master Bedroom:** 19'5" x 13'7" (5.92 x 4.14m)
- Reception Room:** 22' x 10'10" (6.71 x 3.30m)
- Study:** 15' x 8'10" (4.57 x 2.69m)
- Reception/Dining Room/Kitchen:** 28'6" x 19'3" (8.69 x 5.87m)
- Boot Room:** 9'7" x 7'6" (2.92 x 2.29m)
- Utility:** 15'9" x 5'3" (4.80 x 1.60m)
- Cellar:** 7'1" x 7' (2.16 x 2.13m)
- Patio/Garden:** 30'6" x 25' (9.30 x 7.62m (approximate))
- Balcony:** (unlabeled)

**Ceiling Heights:**

- 2.84m
- 2.77m
- 2.64m
- 2.79m
- 2.77m
- 2.64m
- 2.90m
- 2.77m

For Illustration Purposes Only - Not To Scale