



## HAMILTON COURT, MAIDA VALE, W9

£515,000

Goldman Greg are delighted to offer this newly refurbished one bedroom first floor apartment within this well maintained and portered building moments from Maida Vale's local amenities.

Hamilton Court is located on the first floor and comprises a master bedroom with storage, bright reception room, stylish bathroom suite and fully integrated kitchen. The property is conveniently located a short distance to local amenities of Elgin Avenue and Maida Vale station (Bakerloo Line).

In addition, the property further benefits from bicycle storage, a secure storage cupboard in the basement and parking on a first come first served basis.

Viewings are highly recommended of this property and a virtual tour is available.

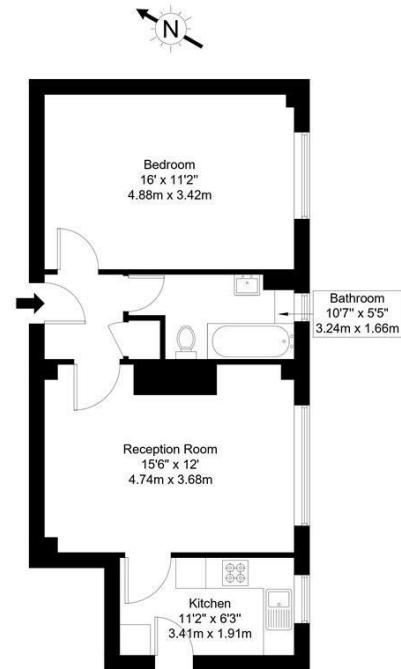
Being Sold Chain Free.



Goldman Greg

## Maida Vale, W9 1QR

Approx Gross Internal Area = 50.6 sq m / 545 sq ft



First Floor

Ref :

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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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