

West Hampstead Office

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**MAIDA VALE, ST JOHN'S WOOD, W9**
£725 per week**Preliminary Details**

A ground floor, two bedroom apartment set within this purpose built portered block which is available to rent on the Maida Vale and St Johns Wood border. Situated in one of Maida Vale's most desirable locations the property comprises two double bedrooms, two bathrooms (one en suite), a fully fitted kitchen/diner with all mod cons, reception room with high ceilings, and a large entrance hall and dining room. The property is offered on an unfurnished basis and is located moments away from Little Venice and Maida Vale underground station (Bakerloo line) and close to all local shops and restaurants.

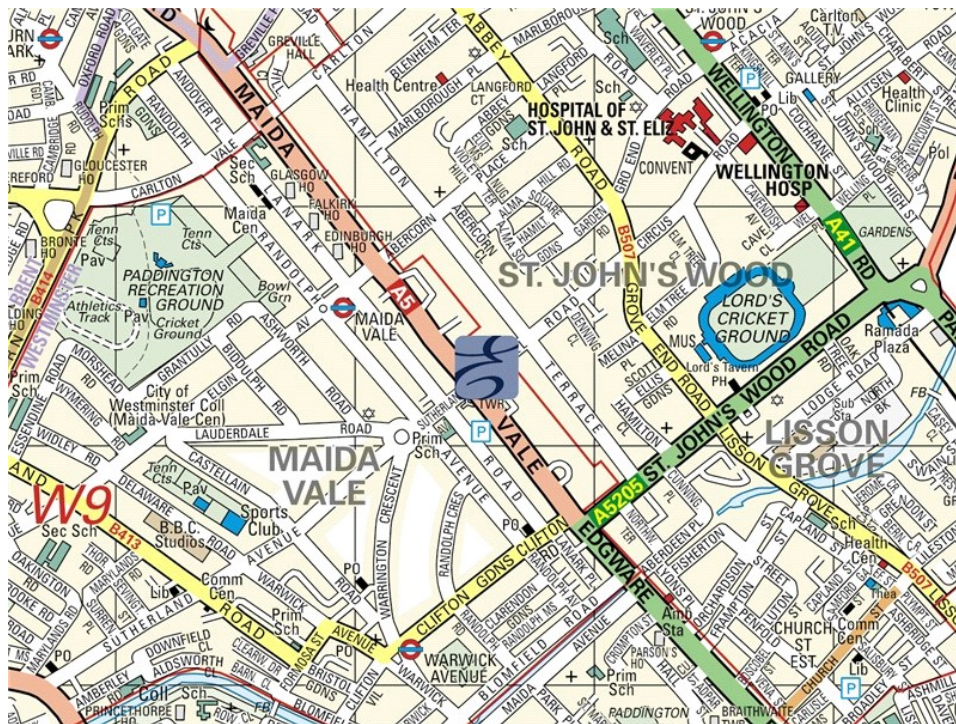
**2 Bedrooms • 2 Bathrooms**

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Area Overview



St. John's Wood is a leafy, pleasant residential area north of Baker Street and is the home of many diplomats, celebrities and business executives. St. John's Wood is just far enough out of the West End to remain relatively peaceful and yet provides excellent access to the centre of London with Regent's Park just a stone's throw away.



Maida Vale, St John's Wood 🚇 Maida Vale (0.2M), 🚇 Warwick Avenue (0.4M), 🚇 St. Johns Wood (0.5M)

Council Tax Bands

Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Westminster	£ 458	£ 535	£ 611	£ 688	£ 840	£ 993	£ 1,146	£ 1,375
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	63	65	(55-68) D	58	59
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

PLACES OF INTEREST NEAR MAIDA VALE, ST JOHN'S WOOD, W9



Lords Cricket Ground

Lord's Cricket Ground has been home to cricket since 1814 and regularly hosts both test matches and one day international matches. Over one hundred Test matches have been played at Lord's, the first in 1884 when England defeated Australia by an innings and 5 runs. The ground is one of the planned venues for the 2012 Olympics.

🚶 600m (10 mins) from Maida Vale



Little Venice Canals

This area to the north of Paddington is a small leafy oasis with picturesque canals and river boats travelling to Camden Lock and back. It is a great spot for a walk along the towpath where you will find the Puppet Theatre barge, the Cascade Floating Art Gallery, the Waterside Cage and the Warwick Castle pub.

🚶 800m (13 mins) from Maida Vale



Sherlock Holmes Museum

Sherlock Holmes lived here at 221B Baker Street between 1881 - 1904 and the house is now protected by the Government. It is privately-run museum run by the Sherlock Holmes International Society.

🚶 1700m (28 mins) from Maida Vale



David's Deli

David's Deli is a real favourite with the locals in West Hampstead, as far as anyone can remember it has always been there, with a delicious range of Israeli cuisine a reputation for amazing breakfasts.

🚶 1900m (32 mins) from Maida Vale



Primrose Hill

Primrose Hill offers some of the most gorgeous views of Central London and is a popular spot for families and local residents to have picnics during the summer. It is located to the north side of Regent's Park.

🚶 1900m (32 mins) from Maida Vale



Alice House

The Alice House is a beautiful cocktail bar with a vintage style interior and a great decking area perfect for late night summer drinks.

🚶 2100m (35 mins) from Maida Vale