



MAIDA VALE · LITTLE VENICE W9

** Entire Medical-Use Building To Let – Maida Vale **

A fully refurbished Victorian building is available to let on the prominent corner of Maida Vale and Abercorn Place, just moments from Maida Vale Underground Station and borders St John Wood. The property has been refurbished to a very high standard and is arranged over three floors, providing flexible accommodation suitable for a range of medical, healthcare, professional and other uses, subject to the necessary consents.

The building also benefits from a large private rear garden, offering excellent potential for events and a variety of additional uses. To the front, there is off-street parking for approximately 3–4 cars. The property is ideally located close to the cafés, restaurants and amenities of Maida Vale, as well as Paddington Recreation Ground, Little Venice and the local cinema.

Passing Rent: £210,000 per annum

An exceptional opportunity to occupy a high-quality, self-contained building in a highly sought-after West London location.

Asking Rent **£235,000** per annum

IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plans or photographs is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.

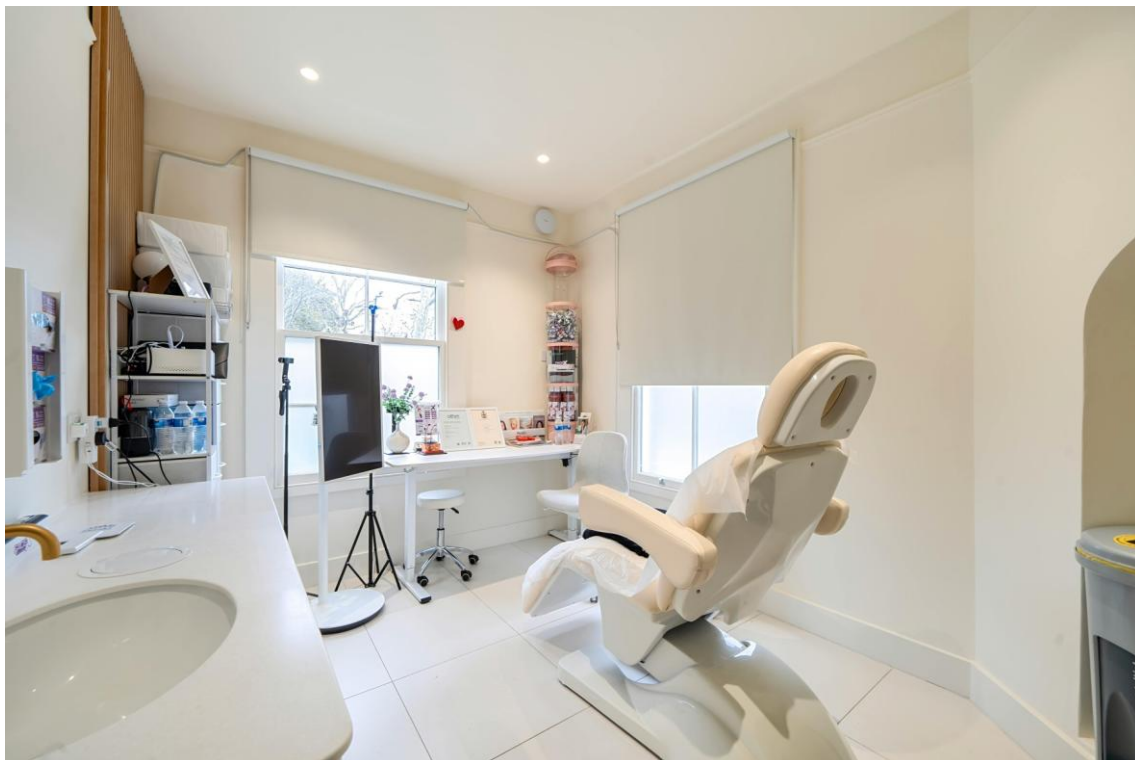




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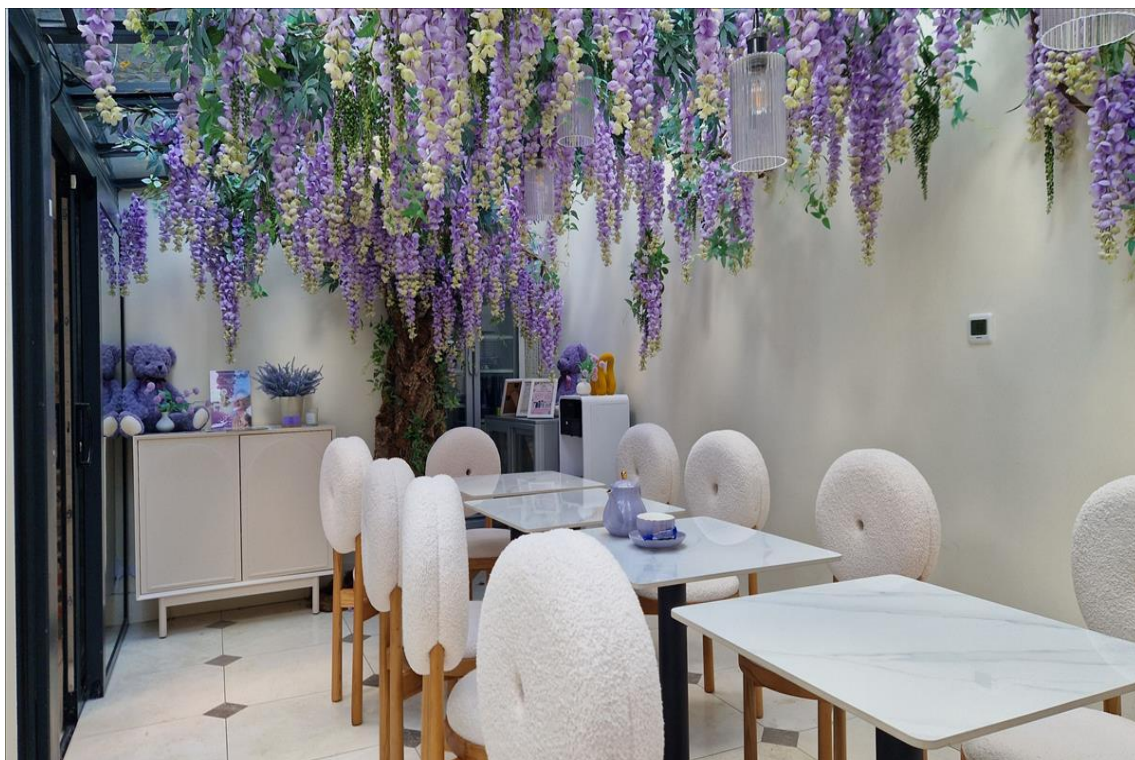
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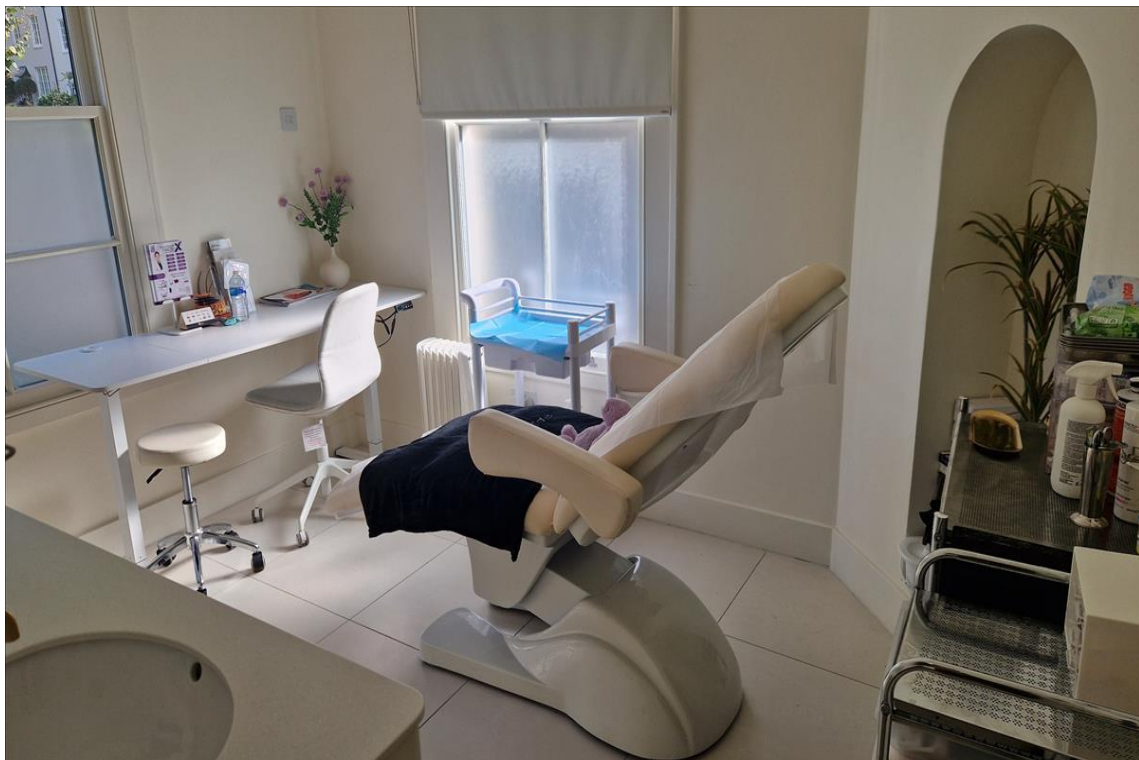
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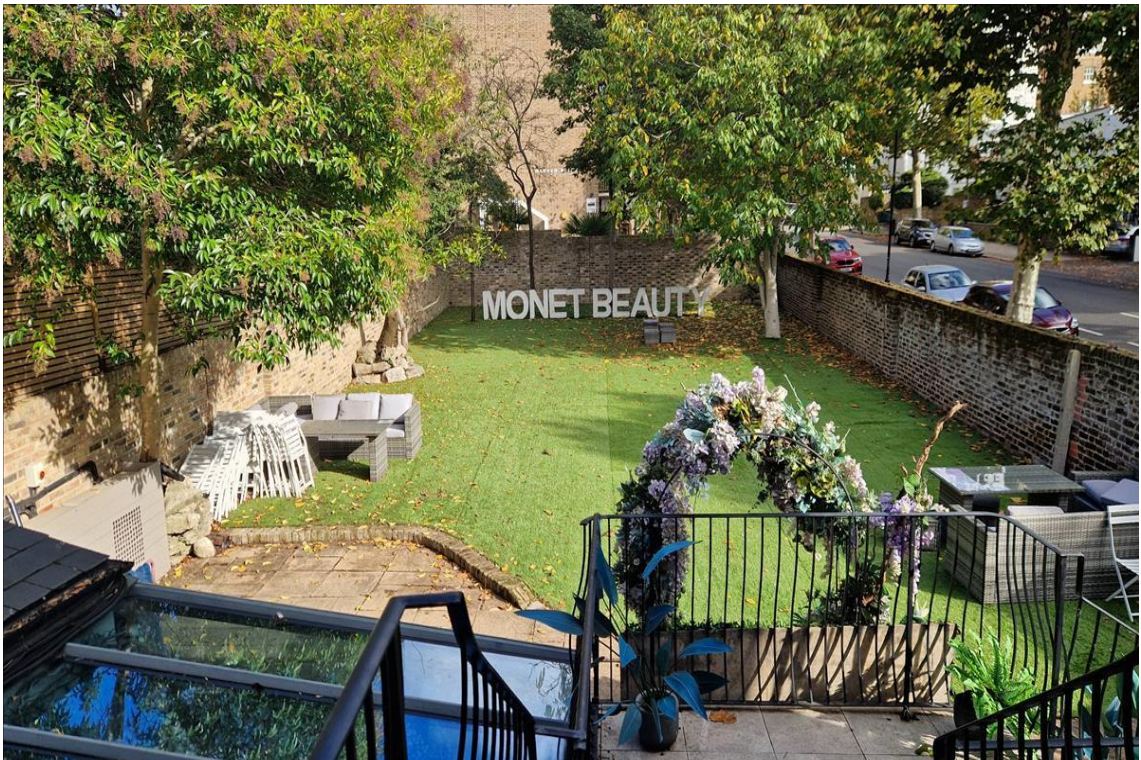
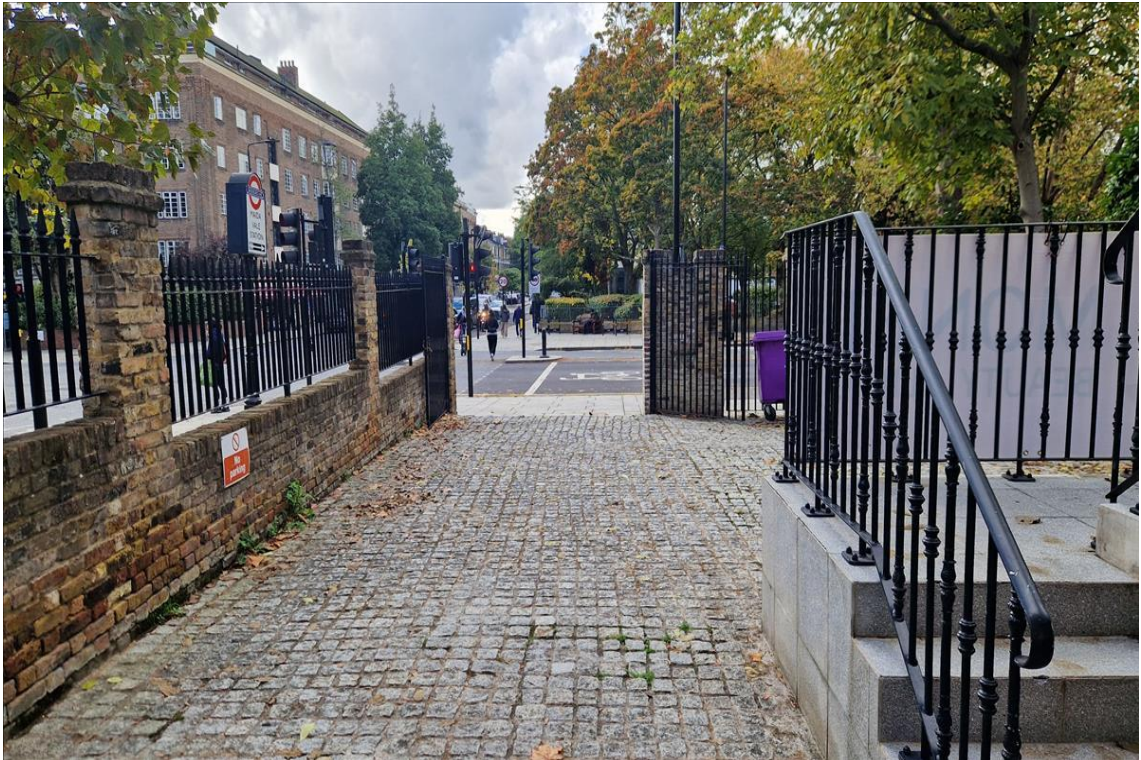
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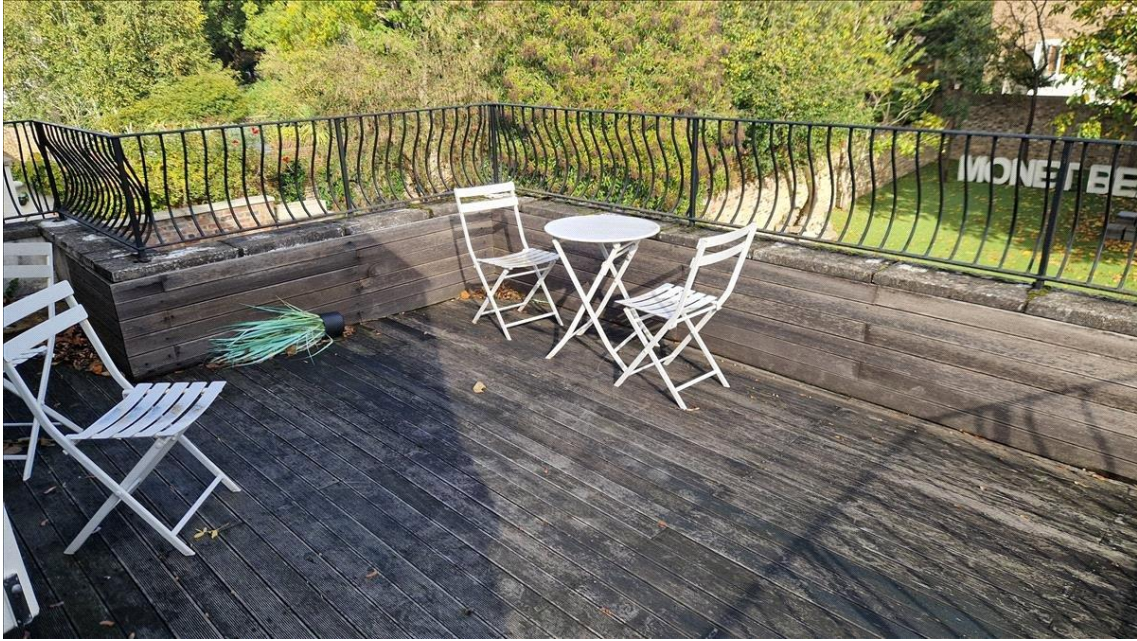
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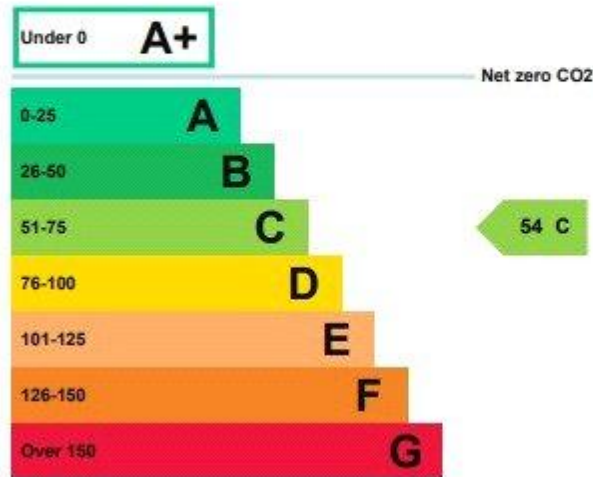


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Energy rating and score

This property's energy rating is C.

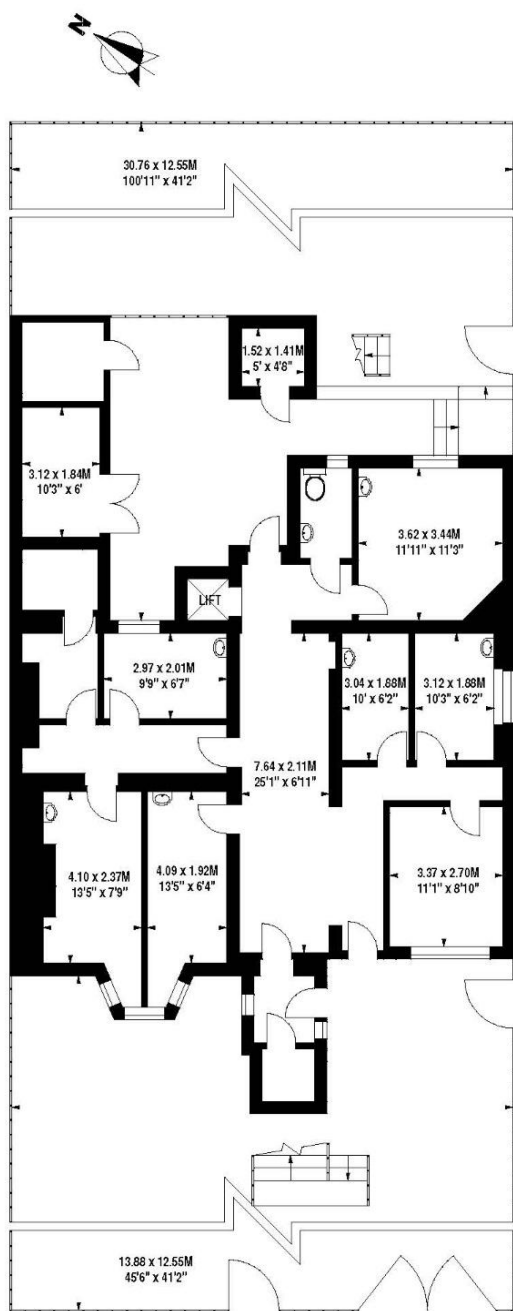


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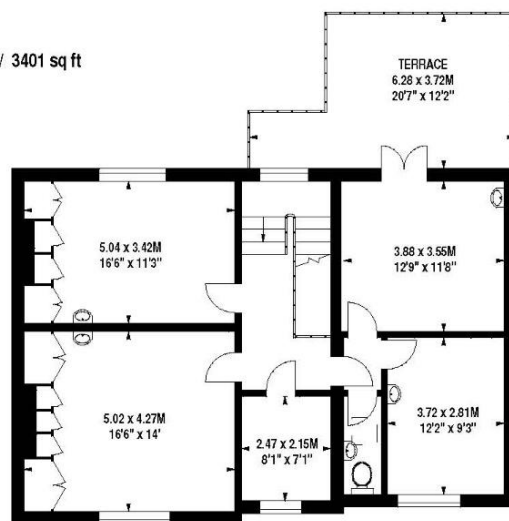


Maida Vale, W9

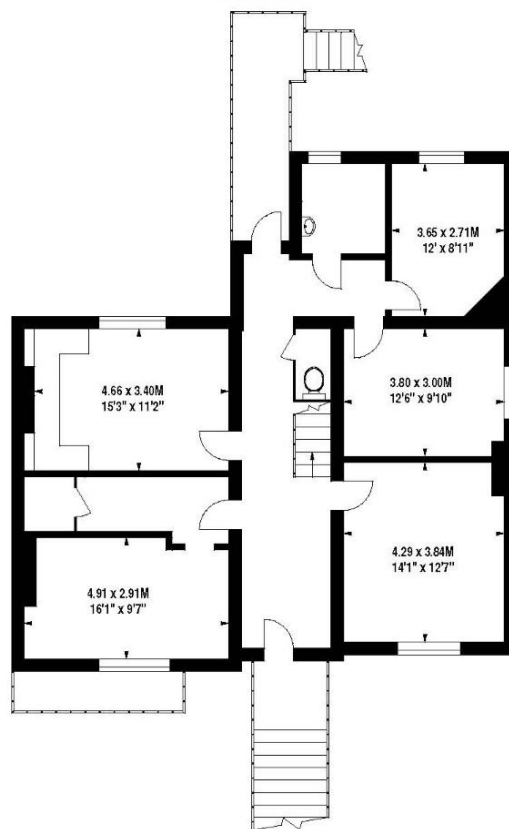
Approximate Gross Internal Area 316 sq m / 3401 sq ft



Ground Floor



First Floor



Raised Ground Floor

Floor Plan produced by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable



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