REAL ESTATE

31A, Saltram Crescent, London W9 3JR



- New Build (2025)
- End of Terrace
- 3 Bed
- Integrated Kitchen with Appliances
- Exceptional Transport links
- Freehold
- Modern design
- 2 Bath and WC
- Private Garden
- 10-year Castle 10 New Build warranty

The property is flooded with natural light and has a modern design throughout. Featuring a bespoke kitchen and stylish contemporary bathrooms. From the top floor you have views over the iconic Trellick Tower to the front, and to the rear you can see as far as the BT Tower in Fitzrovia.

Saltram Crescent is a peaceful tree-lined residential street, ideally located between Queen's Park and Maida Vale. Close to Salusbury Road and Elgin Avenue, where you will find a variety of highly regarded independent cafes, restaurants, shops and pubs, as well as the renowned weekly farmers' market. Not forgetting that Portobello Road is also within easy reach.

The green open spaces and leisure facilities of Paddington Recreation Ground are close by, as well as Queen's Park, which features tennis courts, a children's play area,

Offers In The Region Of £850,000

7 Marylebone Lane, London, W1U 1DB
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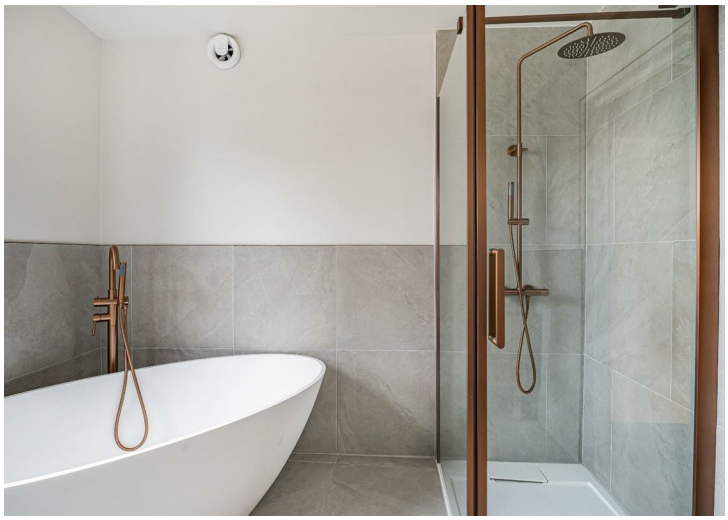












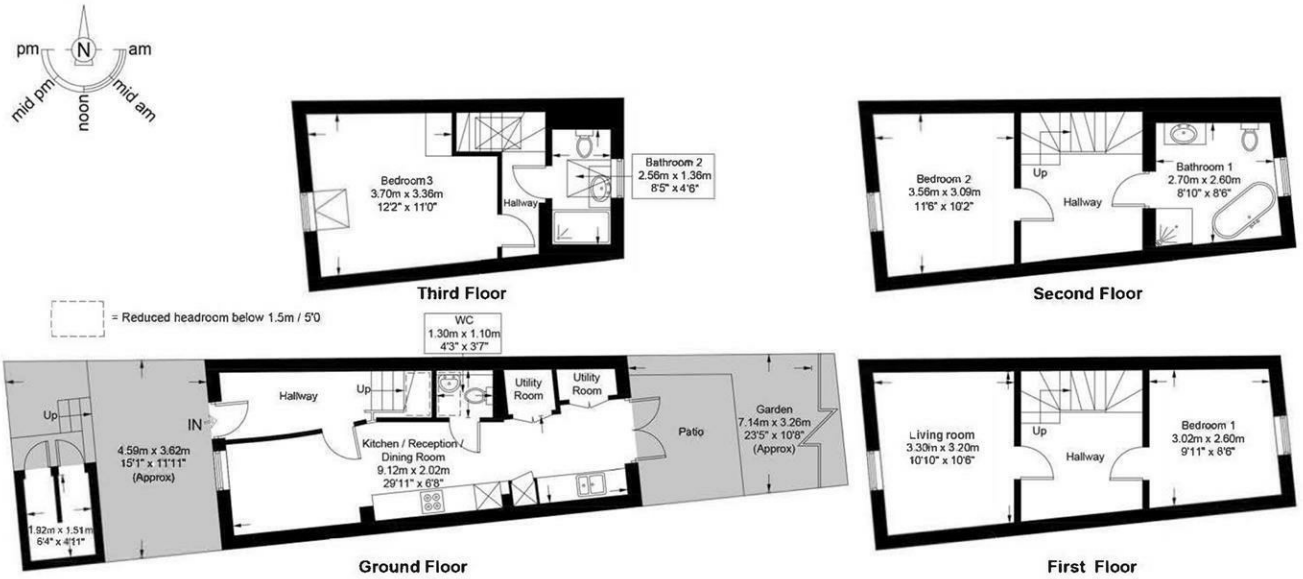


Saltram Crescent, W9

Approximate Gross Internal Area = 1260 sq ft / 117.1 sq m

Restricted Height = 15 sq ft / 1.4 sq m

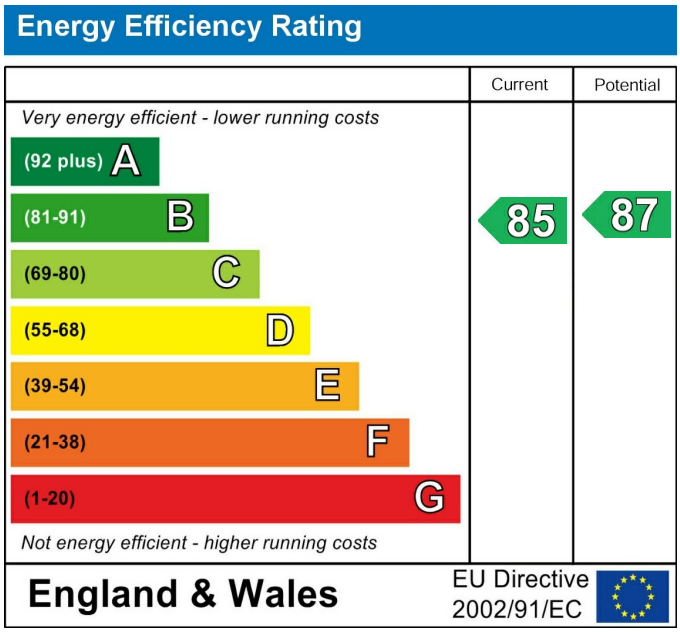
Outbuilding = 30 sq ft / 2.8 sq m

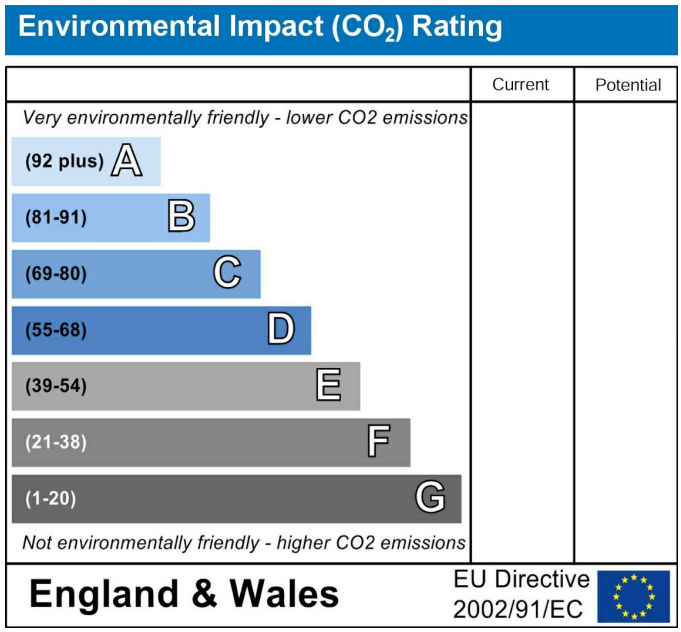


PRIME | PERSPECTIVES

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer





Guide Price: £850,000.

The Seller welcomes offers from buyers in a position to proceed.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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