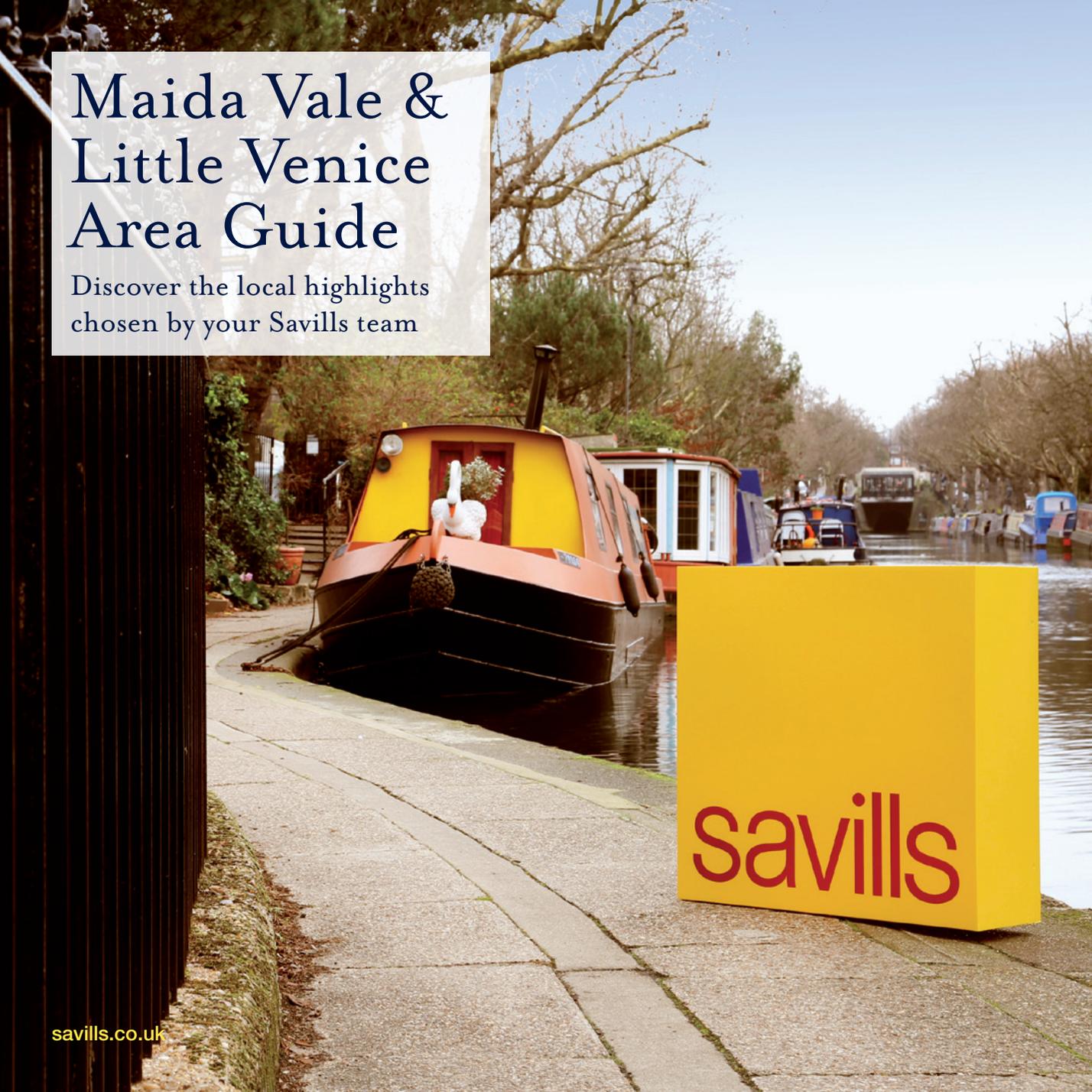


Maida Vale & Little Venice Area Guide

Discover the local highlights
chosen by your Savills team



savills

Welcome to Maida Vale & Little Venice

W9 is a fantastically diverse and distinctive part of the capital. The two primary markets, Maida Vale and Little Venice, contrast delightfully; while Maida Vale is stunningly eclectic and vibrant, Little Venice retains a peaceful prettiness that is surprising considering the proximity to central London. Characterised by handsome, red brick Victorian buildings and benefiting from the Paddington Recreation Ground, the Maida Vale neighbourhood represents the edgy, urban aspect of the postcode. Two streets away, Little Venice has a tranquil charm which feels worlds away. Famous for the white stucco houses and the picturesque serenity of the canal, locals here can relax by the water and enjoy the boutique shops and restaurants. Whether you decide to settle canal-side or move to a mansion block, W9 is the neighbourhood that has something for everyone.



Alicia Lindsay
Head of Sales



Monika Scott
Head of Lettings



The Prince Alfred FORMOSA STREET

A newly refurbished Victorian pub with a sky-lit dining room and vaulted cellar for hire. Pub grub at its finest!

Local Restaurants **A few of our favourite places to eat**

We are lucky enough to have the most wonderful range of restaurants and cafés on offer, from rustic pubs and independent delis to modern restaurants and high quality coffee shops. Whether you are lingering over lunch or grabbing a coffee and a croissant, there is plenty around to whet your appetite.

Maguro
CLIFTON ROAD
LANARK PLACE
High quality Japanese food in a sleek, minimalist setting, resulting in a truly incredible dining experience.

Raoul's
CLIFTON ROAD
With both a restaurant and a deli on offer, Raoul's is available for coffee to go, a relaxing brunch, lunch or afternoon tea.

The Red Pepper
FORMOSA STREET
Award-winning Italian classics and pizza from a wood-fired oven. A local spot of excellence.

The Waterway
FORMOSA STREET
A modern European bistro pub overlooking the canal. With cosy fireplaces and fantastic outdoor space, this is the place to be whatever the season.

Shopping

Highlights beyond the High Street

Here in W9 you can peacefully peruse luxury stock at a variety of tasteful boutiques. If it's hustle and bustle that you want, head to Oxford Street – it's only six stops on the Tube!

Absolute

CLIFTON ROAD

One of London's most luxurious florists, offering stunning blooms and smart homeware, satisfying the most discerning of customers.

Cook

CLIFTON ROAD

Frozen food, including main courses, canapés and puddings handmade by chefs who use authentic, local ingredients. Ready meals with homemade flavour.

Akin & Suri

FORMOSA STREET

Beautiful soft furnishings and home accessories, with designs inspired by the founders' home countries of Turkey and India.

Vale Antiques

ELGIN AVENUE

Lose yourself for hours, and discover old books, ornaments, jewellery and many more delights in this quirky treasure-trove.



Places to Visit Some of our favourite local sights

One of Maida Vale and Little Venice's defining qualities is its abundance of green space. From the communal gardens of Little Venice to Paddington Rec, outdoorsy types will feel completely at home. Music buffs will love Maida Vale recording studios, home to the BBC Symphony Orchestra since 1934.

Café Laville

Located right on the bridge of the canal and serving Mediterranean and Italian dishes, the café provides the perfect Little Venice experience.

The Warrington

Originally built as a hotel in 1857, and still offering a small number of rooms, this pub offers proper local flavour.

Paddington Recreation Ground

Westminster's largest park which offers a selection of facilities and activities. Paddington Rec has been a truly unique spot since 1860.

The Canal Café Theatre

A cosy 60 seat fringe theatre venue, which specialises in comedy, and is located above The Bridge House pub – perfect for post-performance drinks!

Savills Maida Vale & Little Venice Notebook



- ❖ Buyers are often attracted by the lower £ per sq ft, and move from more expensive areas such as St John's Wood or Notting Hill
- ❖ The average property price is around £900,000, but prices can exceed £15,000,000 at the top end of the market
- ❖ 1 bedroom flats start at around £350 per week, and it is possible to get a good size 4 bedroom mansion flat from around £1,000 per week



“To my mind, there is nowhere quite like Little Venice. What more could you ask for on a summer's day than a stroll by the canal followed by a cold beer in The Warwick Castle?”

Ms Branth

If you would like to find out more information, please contact a member of our team.



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