



CROPTHORNE COURT, W9 £1,595,000 SHARE OF FREEHOLD

Winkworth have the pleasure of offering a stunning, interior-designed three double bedroom (1,317 sq. ft.), two bathrooms, ground floor apartment, forming part of this well-known luxury purpose built block, situated in the heart of Maida Vale. The property has been finished to a high specification, with an integrated home audio system throughout, Diesel Italian flooring, underfloor heating, hand-finished bespoke woodwork and electric blinds in the bedrooms and reception room. The kitchen has integrated Miele appliances, Nile stone work tops with a Quooker Tap for chilled and boiling water. Our client has created a grand principal bedroom suite with a walk-in wardrobe and a beautiful ensuite shower room with a walk-in rain shower, integrated his and hers wash hand basins, night light sensors and finished in Italian Porcelain tiles. Crophorne Court is located close to the boutique shops, cafes on Clifton Road (0.2 miles), the famous Regent's Canal (0.3 miles) and the Underground at Warwick Avenue (Bakerloo line - 0.4 miles).

Principal Bedroom With En Suite Shower & Walk-In Wardrobe | Two Further Bedrooms | Four-Piece Bathroom | Reception-Dining Room | Kitchen/Breakfast Room | Portage | Passenger Lift | Off-Street Parking (Subject to Availability) | Share of Freehold

Winkworth

for every step...

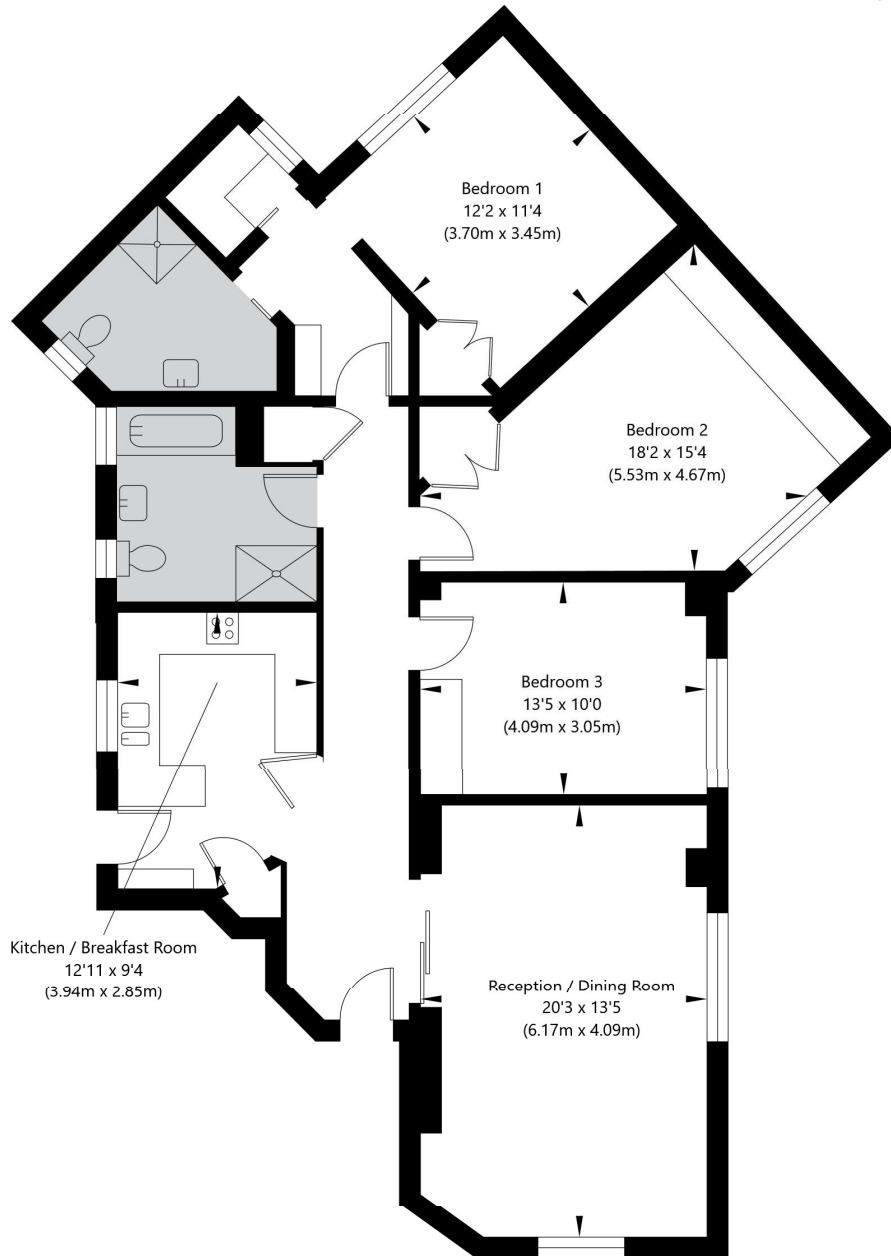
View our virtual tour here: <https://youtu.be/ddNhSdxLEGk>

[winkworth.co.uk/maida-vale](https://www.winkworth.co.uk/maida-vale)



Crothorne Court, 20-28 Maida Vale, London W9 1TA

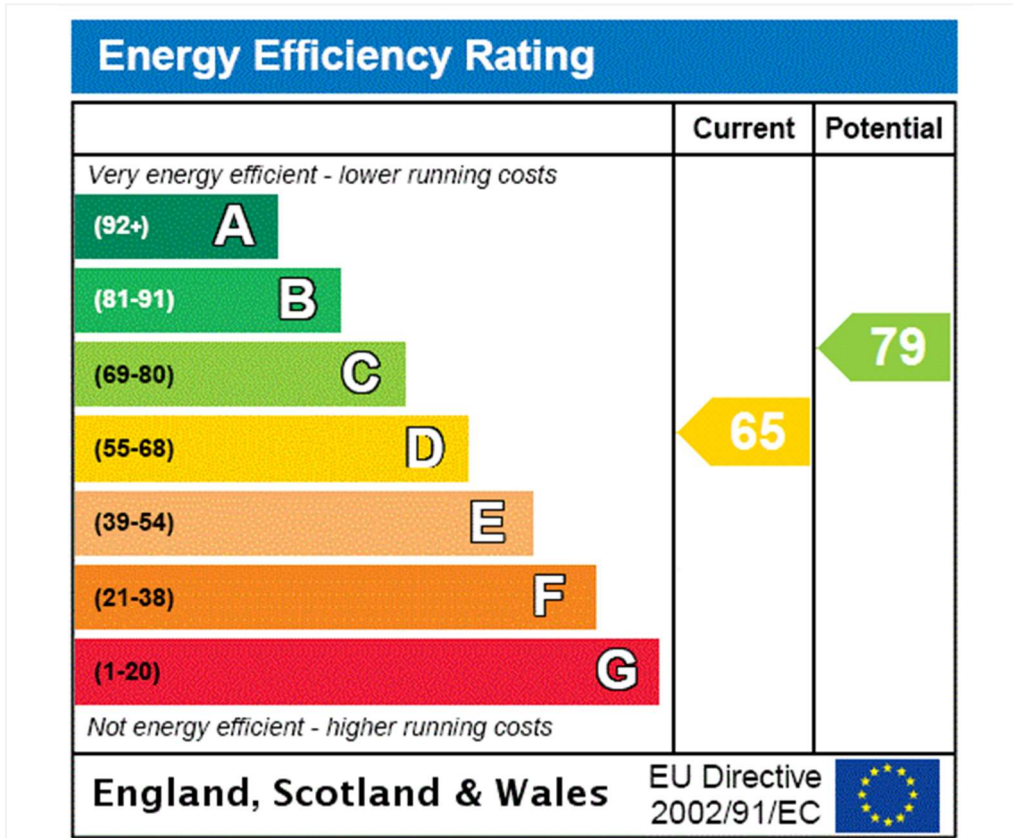
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 122.35 SQ M / 1317 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 122.35 SQ M / 1317 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK



Tenure: Share of Freehold

Term: Expires - 01/01/3008

Service Charge: £6,613.46 per annum (includes reserve fund)

Ground Rent: A peppercorn (subject to increase)

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested

Maida Vale | 211-213 Sutherland Avenue, London, W9 1RU | 020 7289 1692



for every step...

winkworth.co.uk/maida-vale

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.