



ABERDEEN COURT, W9 £1,125,000 SOLE AGENT Subject to contract

A beautiful fourth floor two bedroom apartment, forming part of this well-known sought-after purpose built block with a porter and lift. The apartment has been architecturally designed to create modern contemporary living and is in excellent condition with well-proportioned accommodation, including a bright entertaining area leading onto a south-facing balcony and two large double bedrooms. Aberdeen Court is situated in heart of this fashionable area close to all the local amenities including the famous Regents Canal, boutique shops, cafes on Clifton Road and the underground at Warwick Avenue (Bakerloo line - 0.4 miles).

Principal Bedroom With En Suite Bathroom | Second Double Bedroom | Shower Room | Reception Room | Kitchen | Utility Room | Balcony | Leasehold

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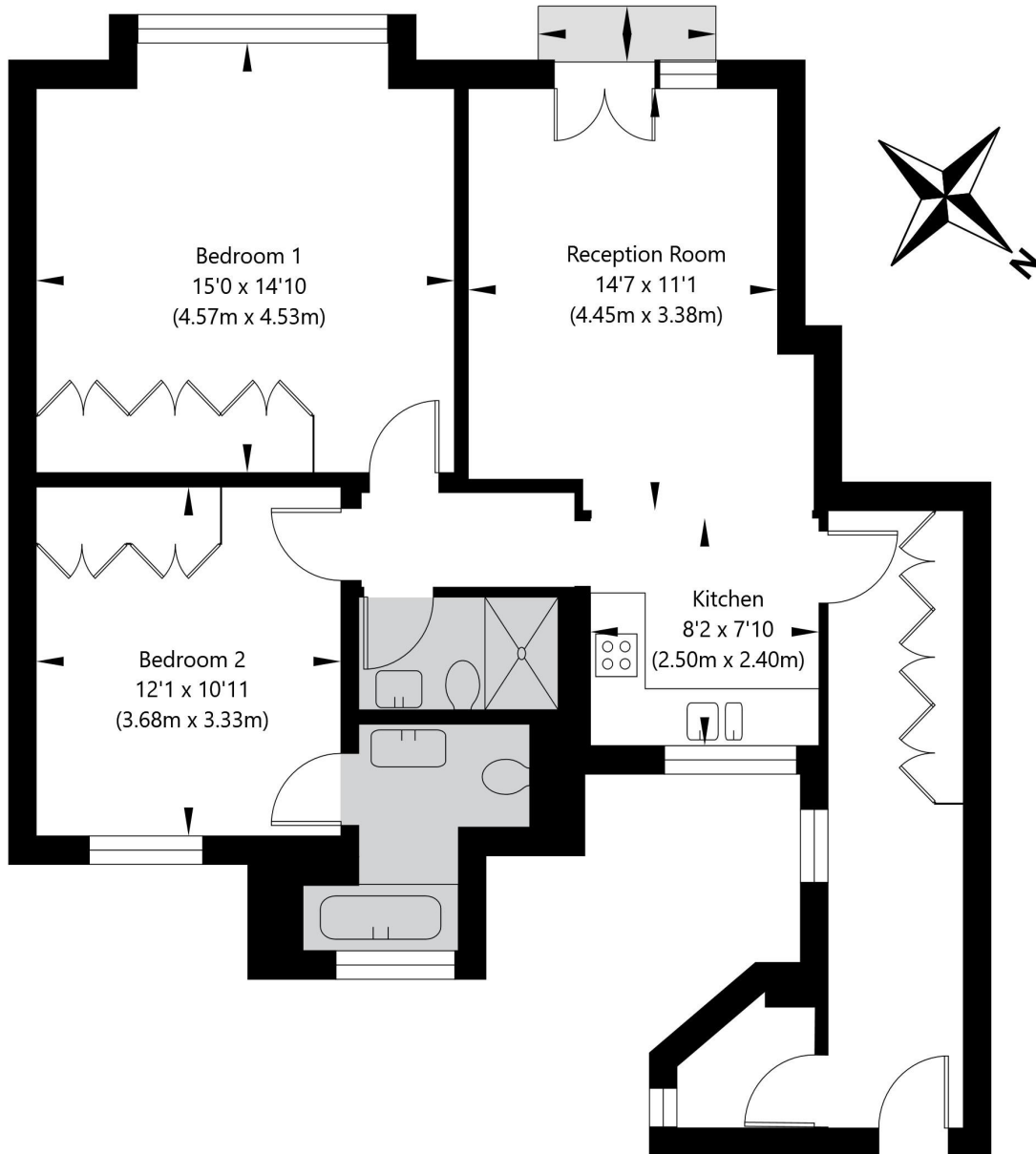
incorporating
Vickers



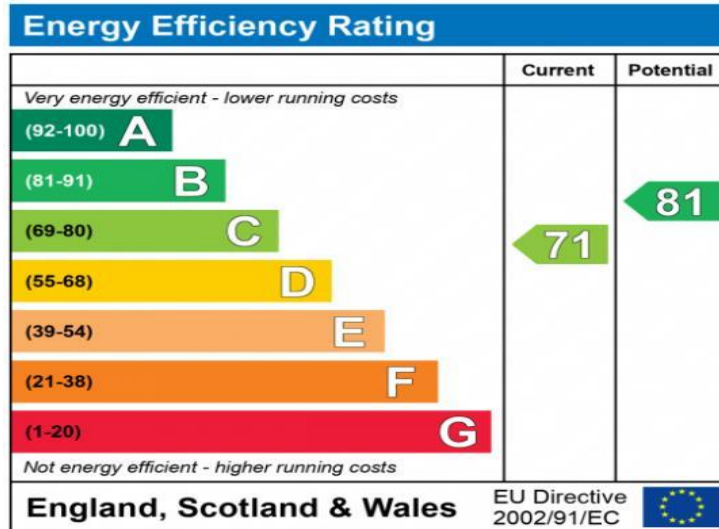
Aberdeen Court, Maida Vale, London, W9 1AF

Fourth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 78.84 SQ M / 849 SQ FT

Balcony
6'5 x 2'0
(1.95m x 0.60m)



APPROXIMATE GROSS INTERNAL FLOOR AREA 78.84 SQ M / 849 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.



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.

Tenure: Leasehold

Term: 125 years from 25/03/1984 **NOTES:**

Service Charge: £5,340 per annum

Current Ground Rent: £40.00 Annually
(Subject to increase)

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.

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