



## CLIVE COURT, W9 £825,000 SHARE OF FREEHOLD

A fantastic opportunity to purchase a first-floor, immaculately decorated apartment in the popular Clive Court, benefiting from porterage, a lift, rear communal gardens, and a landscaped carriage driveway. The apartment comprises one ensuite bedroom with a balcony, a further bedroom with an ensuite shower room, a guest WC and a large open-plan kitchen/reception room. The entertaining area has been fitted with recessed LED lighting, further complementing the bright open-plan design that faces the immaculately kept front gardens. Clive Court is conveniently located near the popular shops and restaurants of Clifton Road, as well as Warwick Avenue underground station (Bakerloo line - 0.3 miles).

Principal Bedroom With En Suite Bathroom | Second Bedroom With En Suite Shower Room | Guest WC | Open Plan Kitchen/Reception Room | Balcony | Passenger Lifts | Porterage | Communal Gardens | Communal Heating & Hot Water | Share of Freehold

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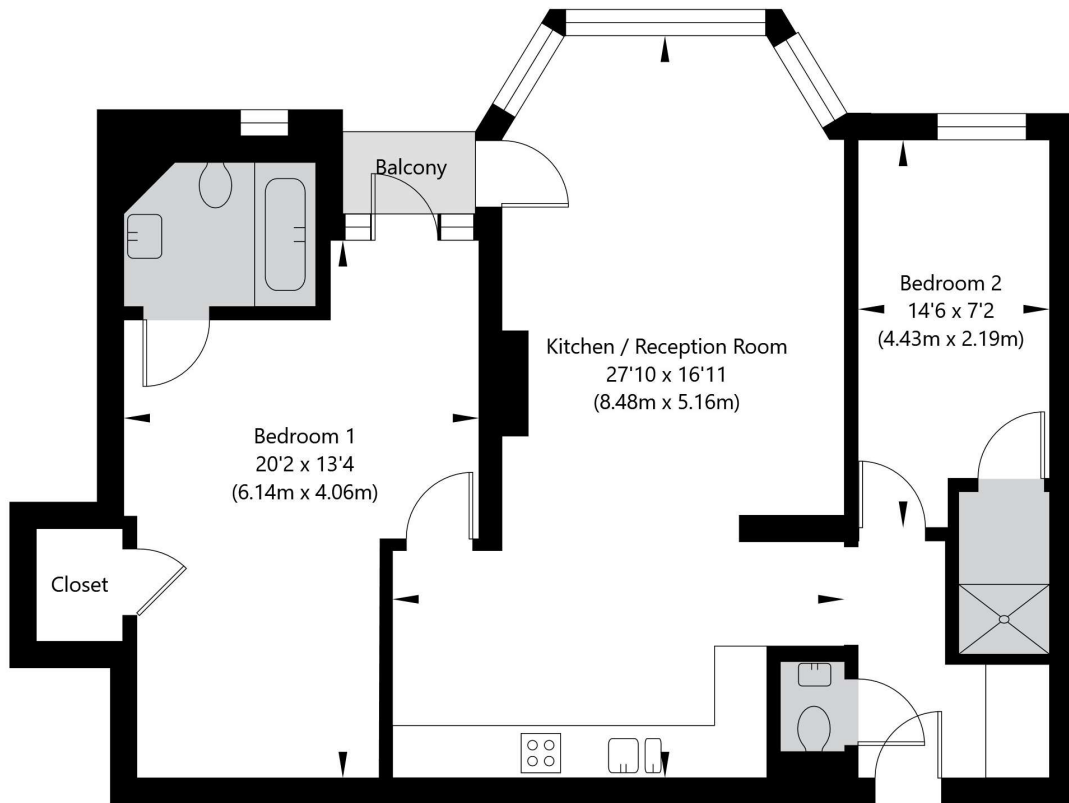
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# Clive Court, Maida Vale, London W9 1SF

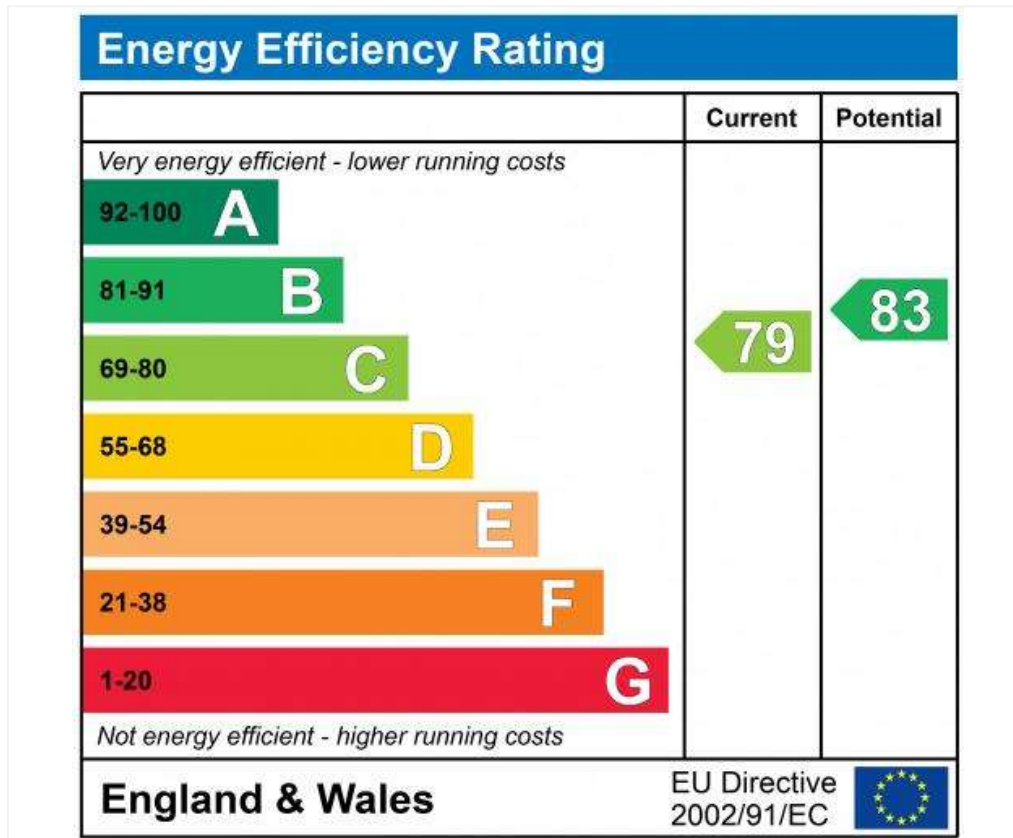


First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 79.45 SQ M / 855 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 79.45 SQ M / 855 SQ FT  
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**Tenure:** Share of Freehold

**Term:** Expires - 01/01/3017

**Service Charge:** £5,894.32 per annum

**Ground Rent:** A peppercorn (subject to increase)

**Council Tax Band:** F

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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