



Maida Vale, W9

OIEO £1,000,000 *Share of Freehold*

4  2  2 

An opportunity to purchase a potentially beautiful, spacious (approx 1500 sq. ft.) family home needing modernisation, with price to reflect. Bright second floor apartment (with lift), in quiet well managed luxury block with porterage and parking (subject to availability) within pleasant grounds. Four bedrooms (3 double), large entertaining area, with a separate dining room and lounge, kitchen/breakfast room, bathroom, guest wc and is situated in the heart of this fashionable area. Crophorne Court is located close to all the local amenities including the boutique shops, cafes on Clifton Road (0.2 miles), the famous Regents Canal (0.3 miles) and Warwick Avenue Underground Station (Bakerloo line - 0.4 miles).



Winkworth Maida Vale

020 7289 1692 | maidavale@winkworth.co.uk

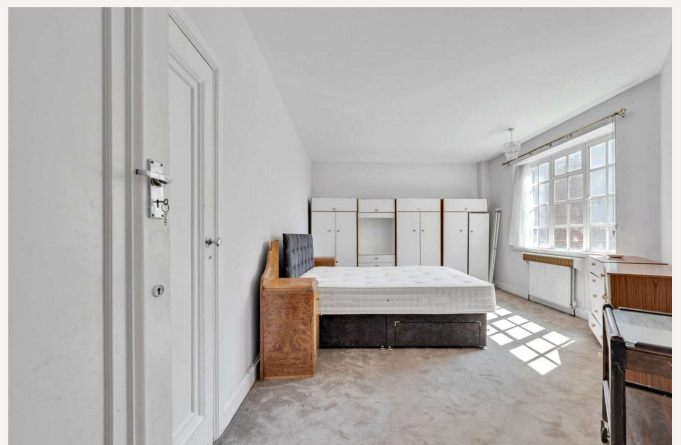
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KEY FEATURES

- Four Bedrooms
- Large Bathroom
- Guest WC
- Kitchen/Breakfast Room
- Double Reception Room
- Passenger Lift
- Porterage
- Off-Street Parking Subject to Availability
- Leasehold



MATERIAL INFO

Tenure: Share of Freehold

Lease Expiry Date: 01/04/3008

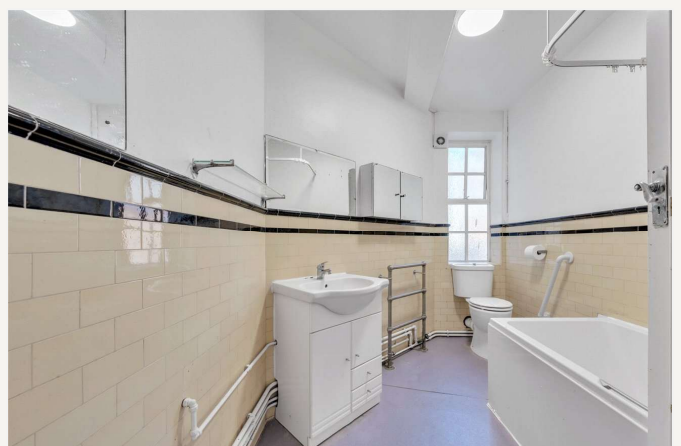
Service Charge: £8,559.76 per annum

Service Charge Note: Includes Reserve Fund Contribution of £3,024 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: G

EPC rating: C





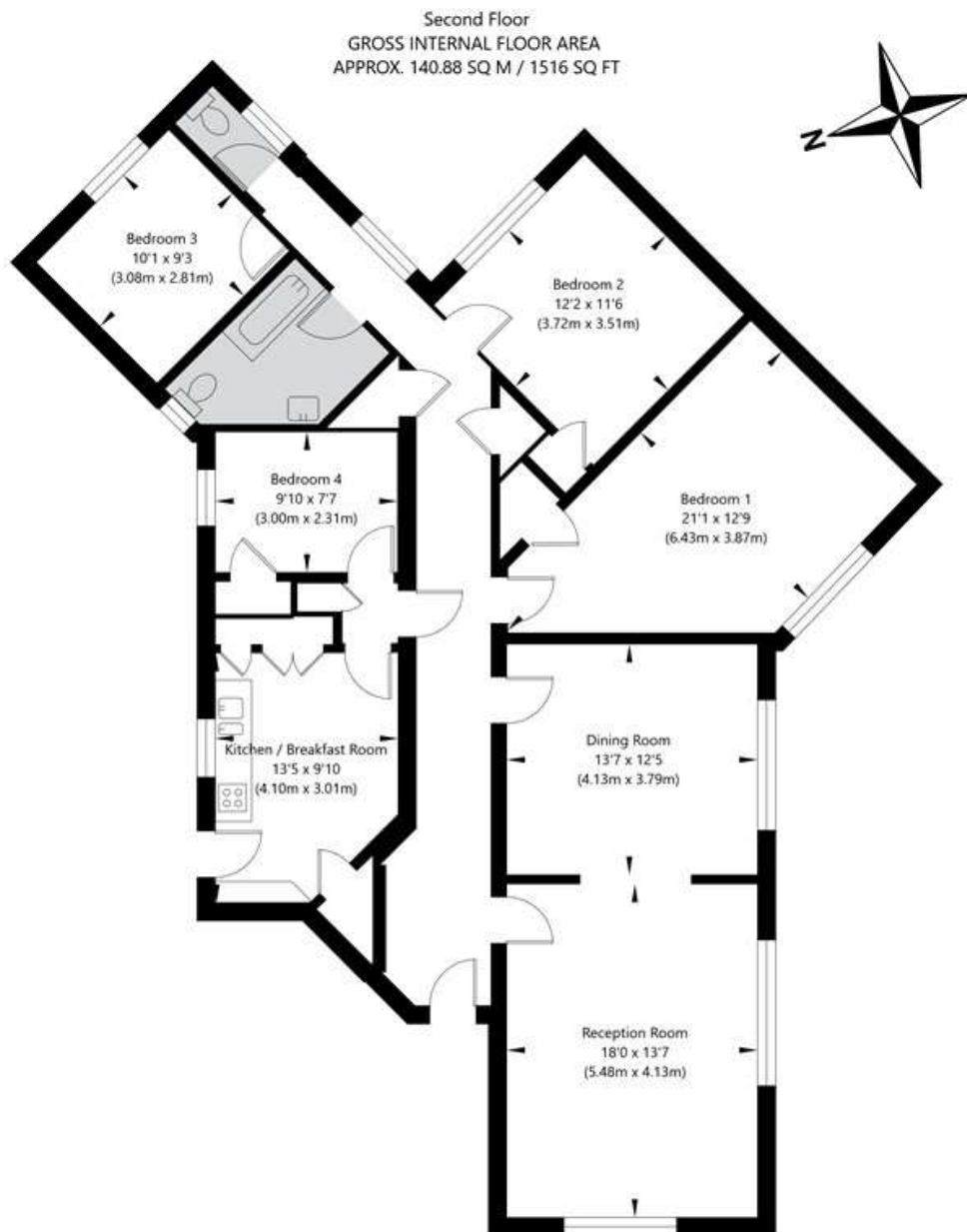
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD150273>

Crophthorne Court, London W9 1TA



APPROXIMATE GROSS INTERNAL FLOOR AREA 140.88 SQ M / 1516 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.

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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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