

Clarendon Court, London, W9

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£810,000 *Leasehold*

Winkworth Maida Vale are pleased to offer this well-appointed, two double bedroom (approximately 791 sq. ft.) apartment situated on the first floor of this prestigious development set behind a restored Edwardian facade and providing underground parking, high security with 24-hour porterage, lift and central glass atrium. The apartment is ready for immediate occupation and is situated quietly to the rear of the building, offering well-proportioned accommodation with a good size reception room, a principal bedroom with fitted wardrobes and an en-suite bathroom, a second double bedroom also with fitted wardrobes, a shower room, fully fitted kitchen and all accessed of a spacious entrance hall. Clarendon Court is situated in the heart of this sought after location close to all the local amenities including, the famous Regents Canal, the boutique shops and cafes on Clifton Road (0.1 miles) along with excellent public transport connections including the underground (0.4 miles) at Warwick Avenue (Bakerloo Line). You are also a short walk from Paddington Recreation Ground (Approximately 0.8 Miles) with outstanding children's play area, tennis courts, running tracks.





Winkworth Maida Vale

020 7289 1692 | maidavale@winkworth.co.uk

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KEY FEATURES

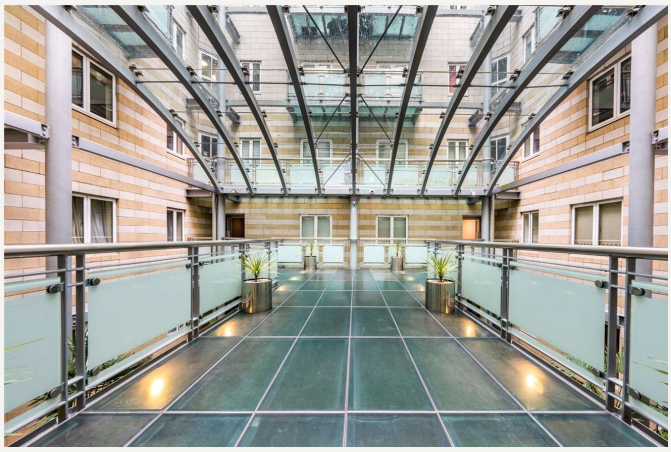
- Principal Bedroom with Fitted Wardrobes and En-Suite Bathroom
- Second Double Bedroom with Fitted Wardrobes
- Reception Room
- Shower Room
- Fully-Fitted Kitchen
- Underground Parking
- 24hr Porterage
- Air-Cooling System
- Lift



MATERIAL INFO

Tenure: Leasehold
Lease Expiry Date: 01/01/2997
Service Charge: £8,851.02 per annum
Service Charge Note: Additional Reserve Fund of £1,901.40
Ground Rent: £0 Annually
Council Tax Band: G
EPC rating: D

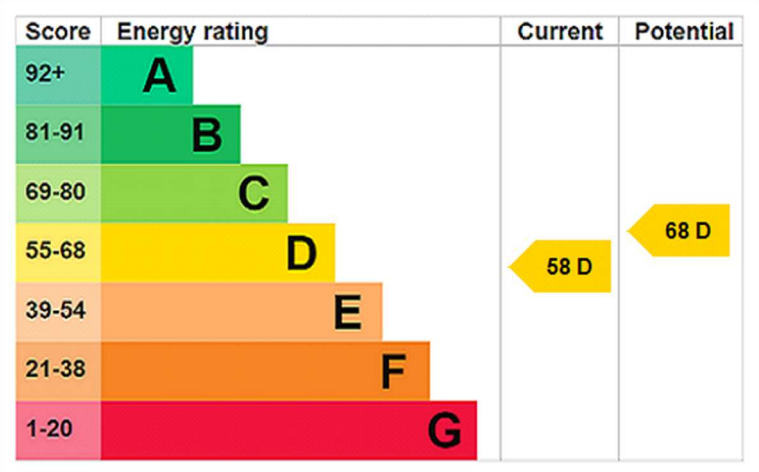










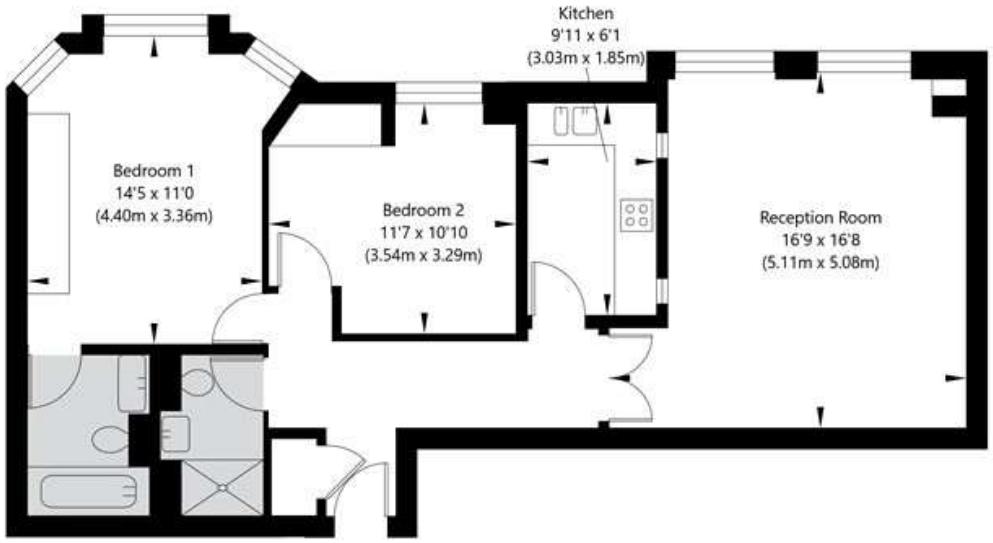


For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/MDV260065

Clarendon Court, Maida Vale, London, W9 1AJ

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 73.5 SQ M / 791 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 73.5 SQ M / 791 SQ FT
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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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