



RODNEY COURT, LONDON, W9 £1,600,000 LEASEHOLD

A stunning, spacious (1514 sq. ft.) fifth floor, three-bedroom apartment, forming part of this well-known, sought-after purpose-built block with 24-hour portorage, lift, balcony, and wonderful views over Little Venice. This large lateral apartment is ready for immediate occupation and is in excellent condition, offering a wealth of natural light and has been custom designed to create a dining area, a large reception room with double doors opening to a South-West facing balcony, a fully fitted kitchen /breakfast room, a generously sized principal bedroom with ensuite, two further bedrooms and a bathroom. Rodney Court is situated in the heart of this fashionable area, close to all the local amenities. This includes the famous Regents Canal, shops and cafes in Clifton Road (Approx. 0.1 Mile), the Underground at Warwick Avenue (Bakerloo line - 0.4 miles) and Paddington Recreation ground with a wonderful children's play area in addition to running track and tennis courts.

There is a parking facility at the front of the block - rented separately from the landlord, subject to availability.

Three Bedrooms | Two Bathrooms | Reception Room | Kitchen/Breakfast Room | Dining Room | Parking Facility | Leasehold

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View our virtual tour here: <https://youtu.be/cAQPNXPHW0k>

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Rodney Court, Maida Vale, London W9 1TQ



APPROXIMATE GROSS INTERNAL FLOOR AREA 140.64 SQ M / 1514 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 15/03/2155

Service Charge: £12,263.38 per annum

Ground Rent: £0 Annually (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.

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