

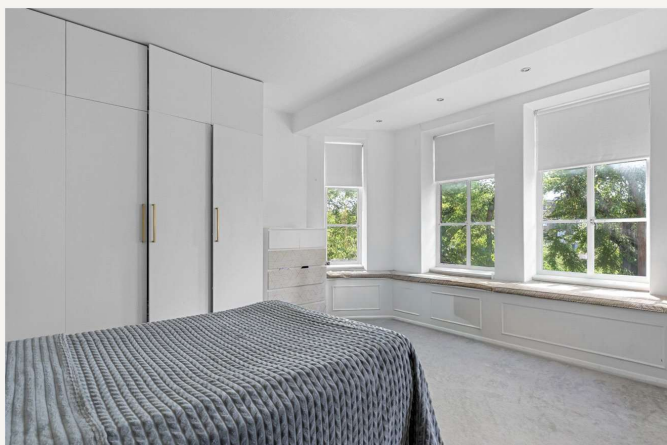


Maida Vale, London, W9

£825,000 *Share of Freehold*



An opportunity to purchase a well-proportioned (Approx. 924 sq. ft.) two-bedroom, two-bathroom third floor apartment, forming part of this well-known purpose-built block with the added advantage of a lift, porterage and a westerly facing balcony off the reception room. The apartment is located to the rear of the building with a peaceful quiet aspect overlooking Little Venice. The apartment offers a wealth of natural light with a fully fitted kitchen, a spacious reception room with a door opening to a balcony, a large principal bedroom overlooking Little Venice, a bathroom suite, a second double bedroom and a shower room. Clive Court is situated close to all the local amenities including (Approx. 0.2 Miles) from the boutique shops, cafes on Clifton Road, the famous Regents canal and the underground at Warwick Avenue (Approx. 0.5 Miles). The well-known Paddington Recreation Ground is Approximately 0.8 Miles away with outstanding children's play area, tennis courts and running tracks.



Winkworth Maida Vale

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KEY FEATURES

- Large Principal Bedroom
- Bathroom Suite
- Second Double Bedroom
- Fully-Fitted Kitchen
- Spacious Reception Room
- Westerly-Facing Balcony
- Shower Room
- Lift
- Porterage



MATERIAL INFO

Tenure: Share of Freehold

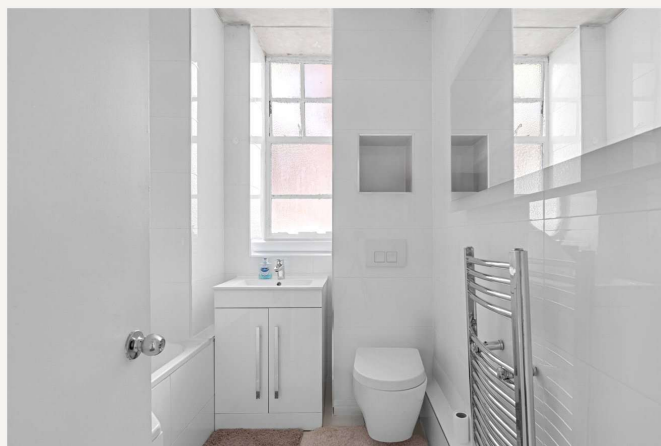
Lease Expiry Date: 01/01/3017

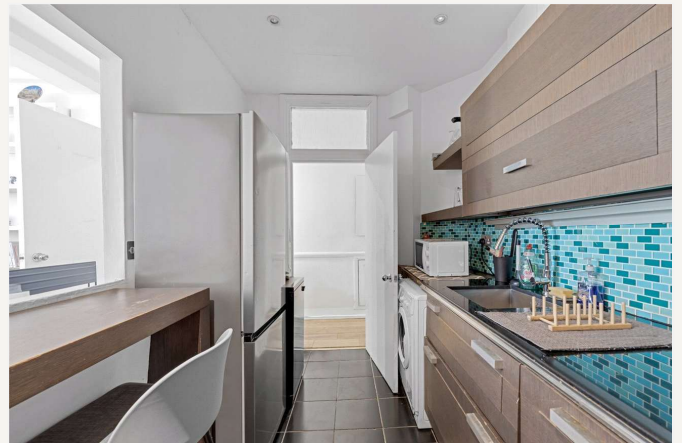
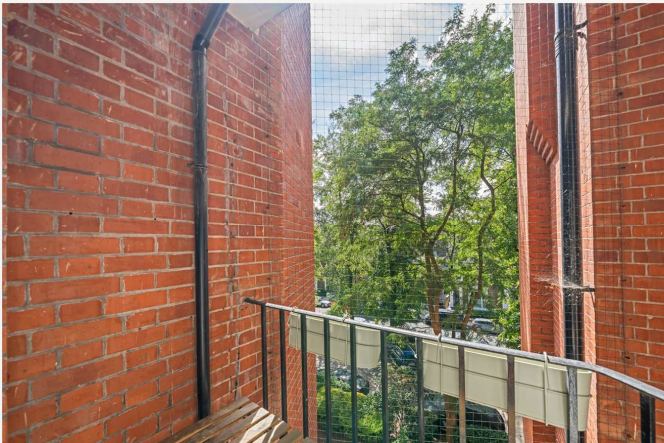
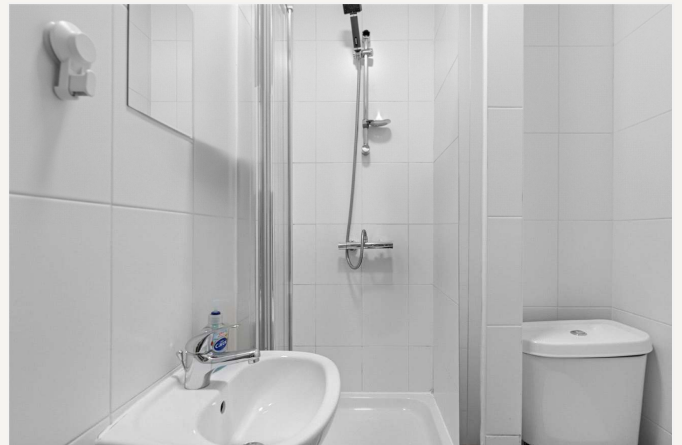
Service Charge: £10,000 per annum (includes heating and hot water)

Ground Rent: £0 Annually

Council Tax Band: F

EPC rating: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

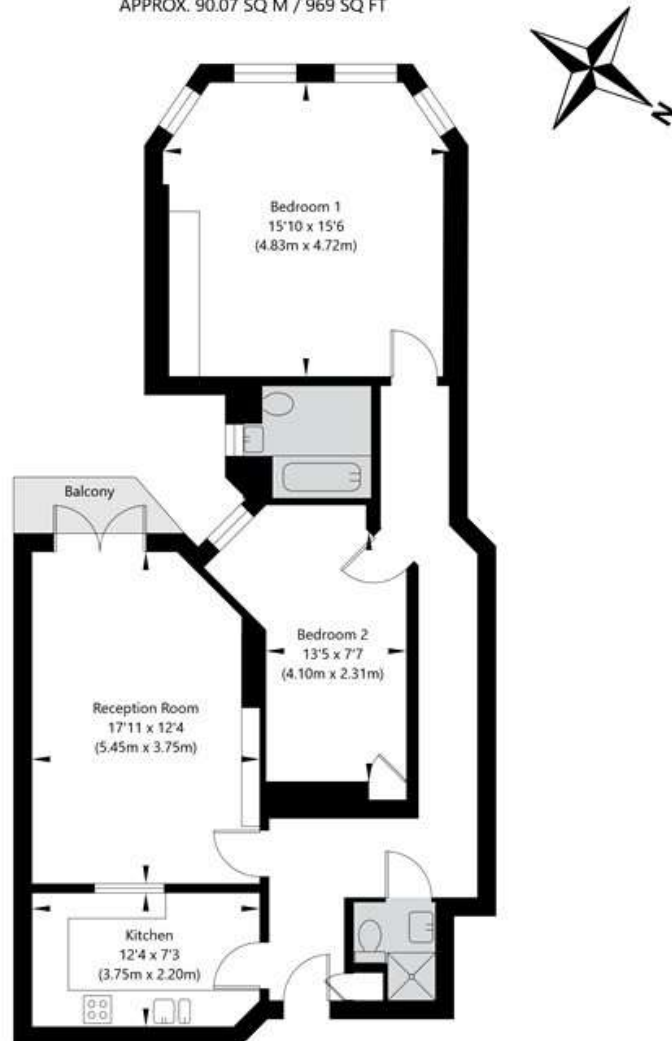
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD090684>

Clive Court, Maida Vale, London, W9 1SF

Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 90.07 SQ M / 969 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 90.07 SQ M / 969 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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