



## CLIVE COURT, LONDON, W9 £595,000 LEASEHOLD

An opportunity to purchase a well-proportioned (Approx. 542 sq. ft.) one-bedroom fourth floor apartment in excellent condition, forming part of this well-known purpose-built block with added advantage of a lift, portorage and a westerly facing balcony of the reception room. The apartment is ready for immediate occupation, 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 spacious open plan reception room / kitchen, a principal bedroom and a bathroom. Clive Court is situated close (Approx. 0.2 Miles) to the boutique shops, cafes on Clifton Road, the famous Regents canal and the underground at Warwick Avenue (Approx. 0.5 Miles).

One Bedroom | Bathroom | Open Plan Reception/Kitchen | West Facing Private Balcony |  
Portorage | Passenger Lift | Leasehold

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for every step...

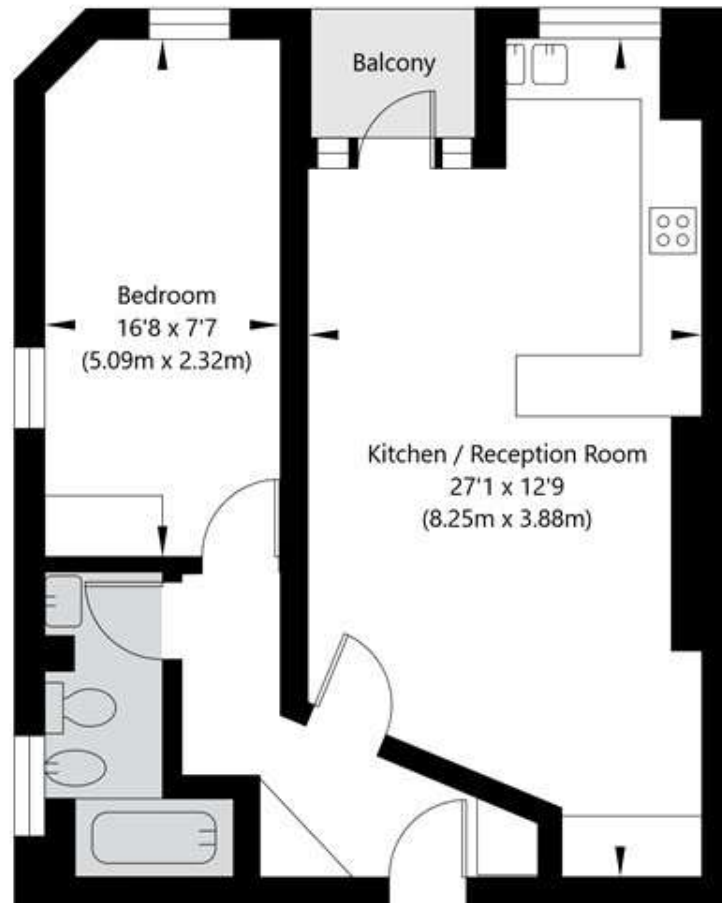
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## Clive Court, Maida Vale, London W9 1SF

Fourth Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 50.39 SQ M / 542 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 50.39 SQ M / 542 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

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

**Service Charge:** £4,621.12 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** D

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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