



MELBOURNE COURT, MAIDA VALE, LONDON, W9 **£875 PER WEEK**

A bright and spacious two double bedroom third floor apartment, forming part of this well-regarded after purpose-built block with a porter, lift. The property is located in the heart of Little Venice on the corner of Randolph Avenue and Clifton Gardens. The apartment offers well-proportioned accommodation benefitting from wood flooring throughout, with a bright large reception room leading onto the balcony, fully fitted kitchen, principal bedroom, second bedroom, a family bathroom and a further shower room. The property is situated moments away from the famous Regents Canal (0.3 miles), the fantastic local amenities on Clifton Road and Warwick Avenue underground station (Bakerloo line, 0.2 miles) and Paddington station (0.9 miles).

Two Double Bedrooms | Family Bathroom | Large Reception Room | Balcony | Porter | Lift

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Melbourne Court, Randolph Avenue, London W9 1BJ

Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 87.72 SQ M / 944 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 87.72 SQ M / 944 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		
69-80	C	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenancy Deposit: £4,375.00

Holding Deposit: 1 weeks rent where the rent is up to £100,000 per annum, 2 weeks rent where the rent is over £100,000 per annum

Council Tax Band: F

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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Maida Vale | 211-213 Sutherland Avenue, London, W9 1RU | 020 7289 1692 |
maidavale@winkworth.co.uk

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