



MELBOURNE COURT, MAIDA VALE, LONDON, W9 £825 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

Winkworth

for every step...

[winkworth.co.uk/maida-vale](https://www.winkworth.co.uk/maida-vale)



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: £4,125.00

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.

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.

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested

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

Winkworth

for every step...

winkworth.co.uk/maida-vale

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.