

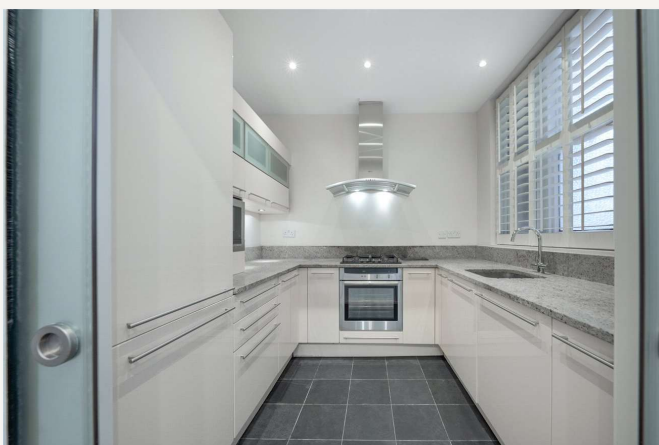


Sandringham Court, London, W9

£1,250,000 *Share of Freehold*

3  1  2 

A beautiful, bright third floor with a lift, three bedroom apartment, ready for immediate occupation forming part of this well-known sought-after purpose built block, with a wonderful communal garden, caretaker and private gym (membership required). The apartment is in excellent condition, with well-proportioned accommodation including, a large entrance hall, a bright entertaining area, south-facing balcony with viewings over Little Venice, a principle bedroom suite, a large second bathroom, two further double bedrooms and a fully fitted kitchen. Sandringham Court is situated in heart of this fashionable area, close to all the local amenities, including the famous Regents Canal (approximately 0.3 Miles), shops, cafes on Clifton Road and the underground Bakerloo line at Warwick Avenue (approx. 0.4 Miles).



Winkworth Maida Vale

020 7289 1692 | maidavale@winkworth.co.uk



KEY FEATURES

- Three Bedrooms
- Reception Room
- Two Bathrooms
- Purpose Built
- Third Floor
- Lift Access
- Share of Freehold





MATERIAL INFO

Tenure: Share of Freehold

Term: 954 year and 6 months

Service Charge: £7374 per annum

Service Charge Note: Includes reserve fund of £2,857.12

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: G

EPC rating: D

Electricity supply: Mains Supply

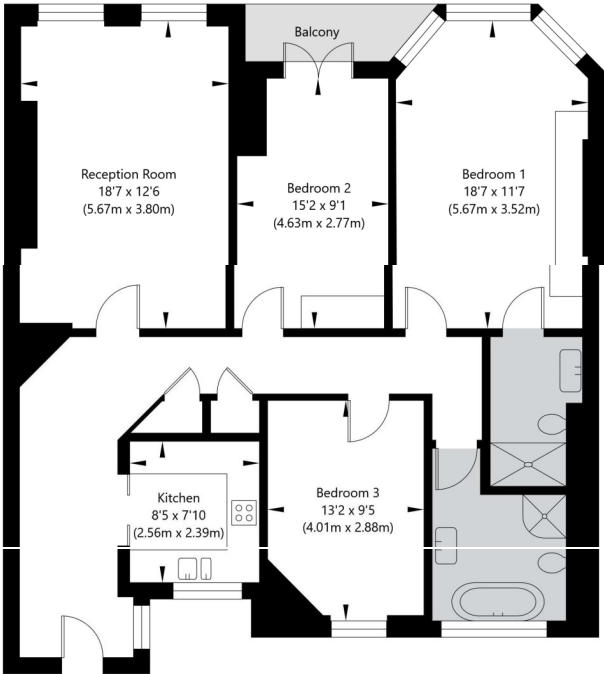
Sewerage supply: Mains Supply

Water supply: Mains Supply

Mobile signal: Good Outdoor and In-home

Sandringham Court, London W9 1UA

Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 109.55 SQ M / 1179 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 109.55 SQ M / 1179 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		80 C
55-68	D	60 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/SID250293>

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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