



## VALE COURT, W9 £1,950,000 SHARE OF FREEHOLD

An elegant, spacious (2,026 sq. ft.) raised ground floor four-bedroom, three-bathroom apartment, forming part of this sought-after period purpose-built block with a lift, garage and a day porter. The apartment boasts wonderful features including grand reception rooms ideal for entertaining with high ceilings, corncicing, French doors opening to a private balcony, a large kitchen/breakfast room, an impressive entrance hall and secure parking with a garage. Vale Court is a small sought-after block, located in the heart of this fashionable area, within a short distance of the boutique shops, cafes on Clifton Road (0.3 miles), the famous Regents Canal (0.4 miles) and the Underground at Warwick Avenue (Bakerloo line - 0.5 miles).

Principal Bedroom With En Suite Bathroom | Three Further Bedrooms | Bathroom | Shower Room | Double Reception Room | Dining Room | Kitchen/Breakfast Room | Utility Room | Garage | Porterage | Passenger Lift | Share Of Freehold

**Winkworth**

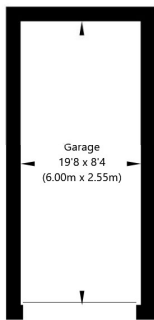
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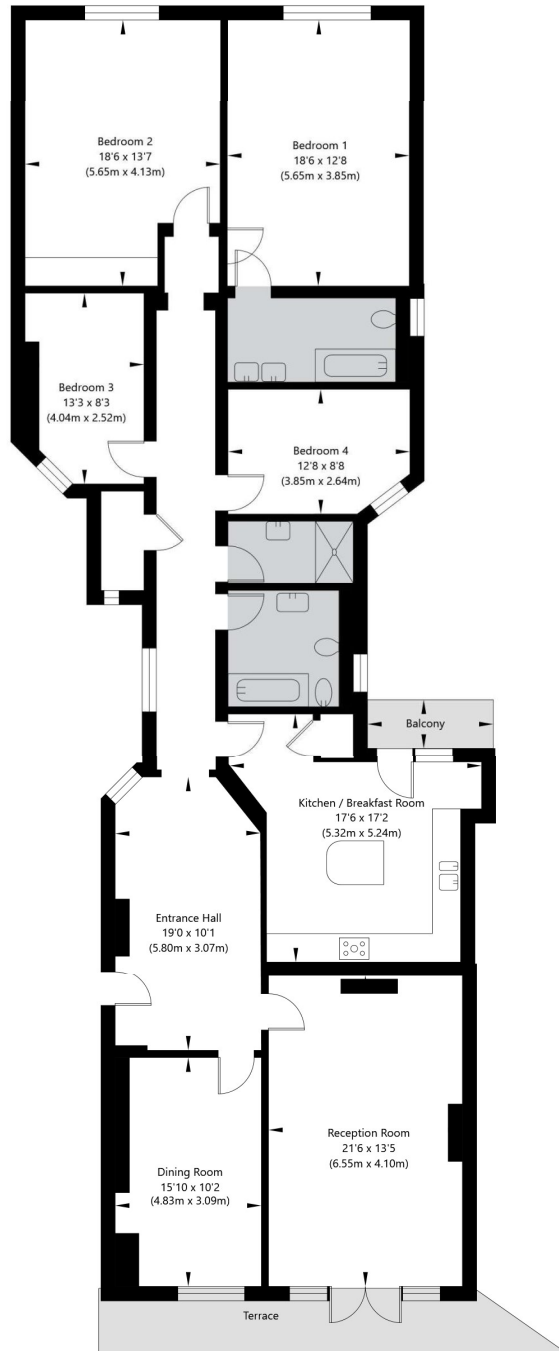




# Vale Court, Maida Vale, London W9 1RT



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 15.3 SQ M / 165 SQ FT

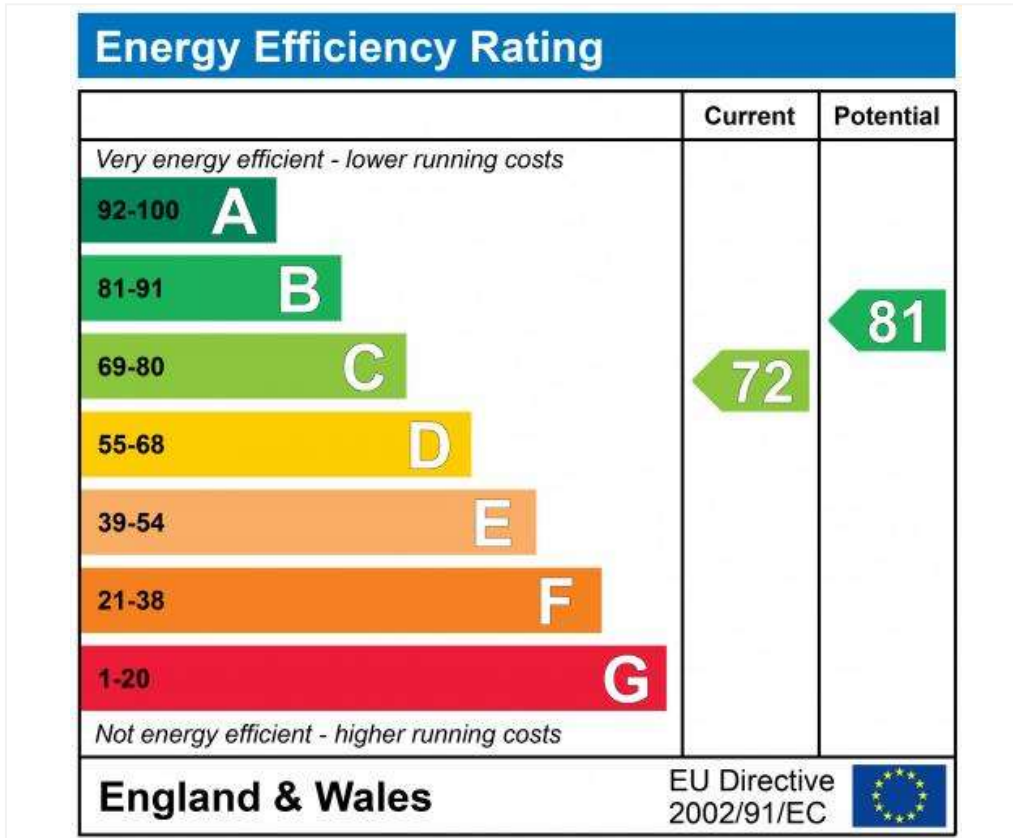


Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 188.25 SQ M / 2026 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA INCLUDING GARAGE 203.55 SQ M / 2191 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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**Tenure:** Share of Freehold

**Term:** Expires - 01/01/3009

**Service Charge:** £10,300.32 per annum

**Ground Rent:** A peppercorn (subject to increase)

**Council Tax Band:** G

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