

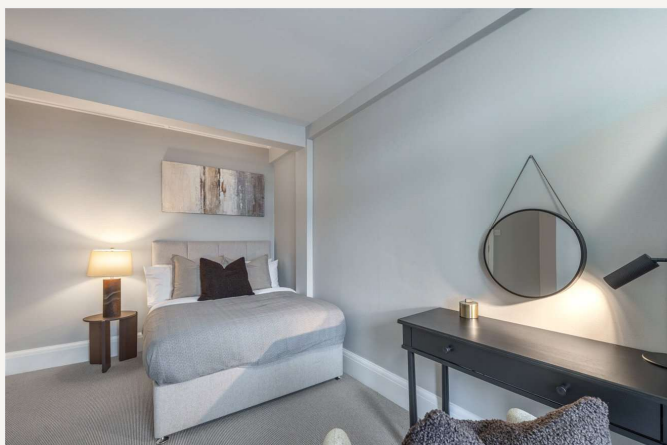


## Clifton Court, St John's Wood, London, NW8

OIEO £900,000 *Leasehold*



A spacious, well-proportioned, two double bedroom top floor apartment (with a lift), forming part of this well-known sought-after purpose-built block, with wonderful communal gardens and a porter. The property is ready for immediate occupation and is being offered in excellent decorative order with a fully integrated kitchen/breakfast room, a separate dining room, a spacious reception area overlooking communal gardens, a principal bedroom and a second double bedroom. Clifton Court is located on the borders of both Little Venice and St John's Wood; close to all the local amenities offered by both areas including boutique shops, cafes, the famous Regents Canal (0.1 mile), Lord's Cricket Ground (0.7 miles) and the Underground at Warwick Avenue (Bakerloo line - 0.4 miles). The service charge includes communal heating and hot water. The block has off-street parking subject to availability.



**Maida Vale**

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## KEY FEATURES

- Two Double Bedrooms
- Family Bathroom
- Two Reception Rooms
- Kitchen
- Eaves Storage
- Communal Heating & Hot Water
- Lift
- Porterage
- Communal Gardens
- Share Of Freehold



## MATERIAL INFO

**Tenure:** Leasehold

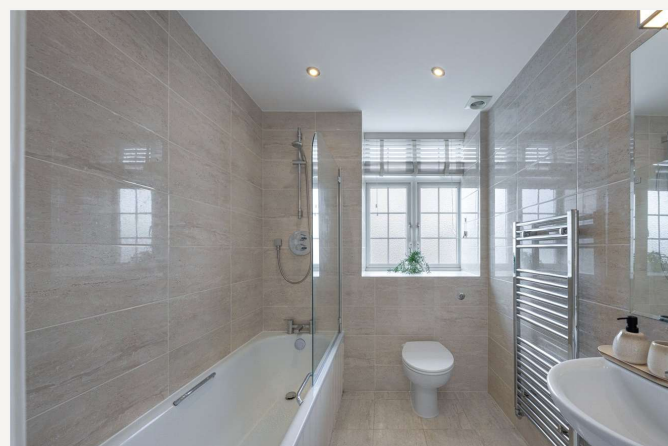
**Term:** 974 year and 3 months

**Service Charge:** £5,660 per annum

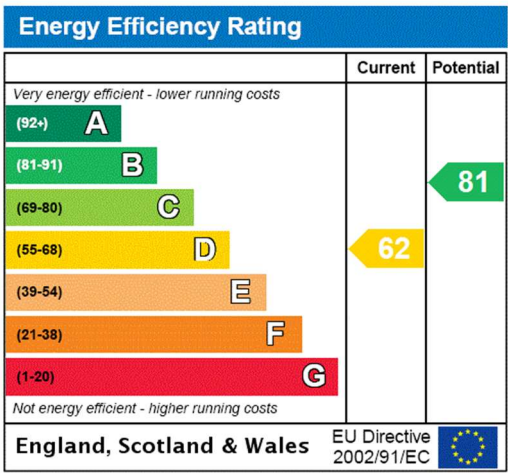
**Ground Rent:** £0 Annually (subject to increase)

**Council Tax Band:** F

**EPC rating:** D







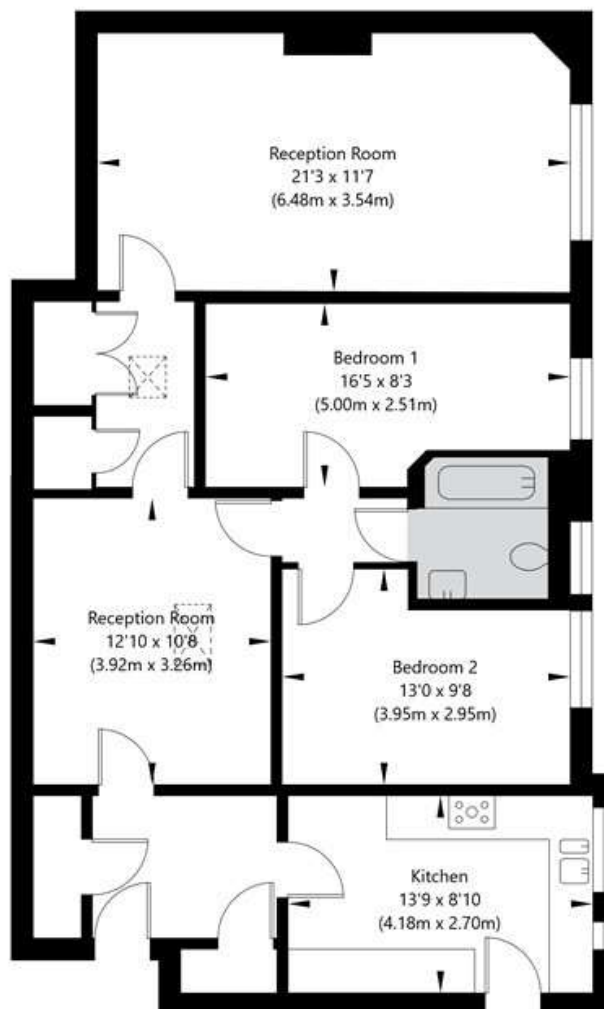
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/MDV240106>

Clifton Court, Northwick Terrace, London, NW8 8HT

Fourth Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 92.75 SQ M / 998 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 92.75 SQ M / 998 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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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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