



**CLIFTON COURT, NW8 £1,100,000 JOINT SOLE AGENT** Subject to contract

A spacious, well-proportioned, two double bedroom first floor apartment, 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 spacious reception area with double doors opening onto a balcony overlooking communal gardens, a principal bedroom suite 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 boutiques 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.

Principal Bedroom With En Suite Bathroom | Second Double Bedroom | Bathroom | Reception Room | Kitchen/Breakfast Room | Balcony | Porterage | Communal Heating & Hot Water | Leasehold - 976 Years

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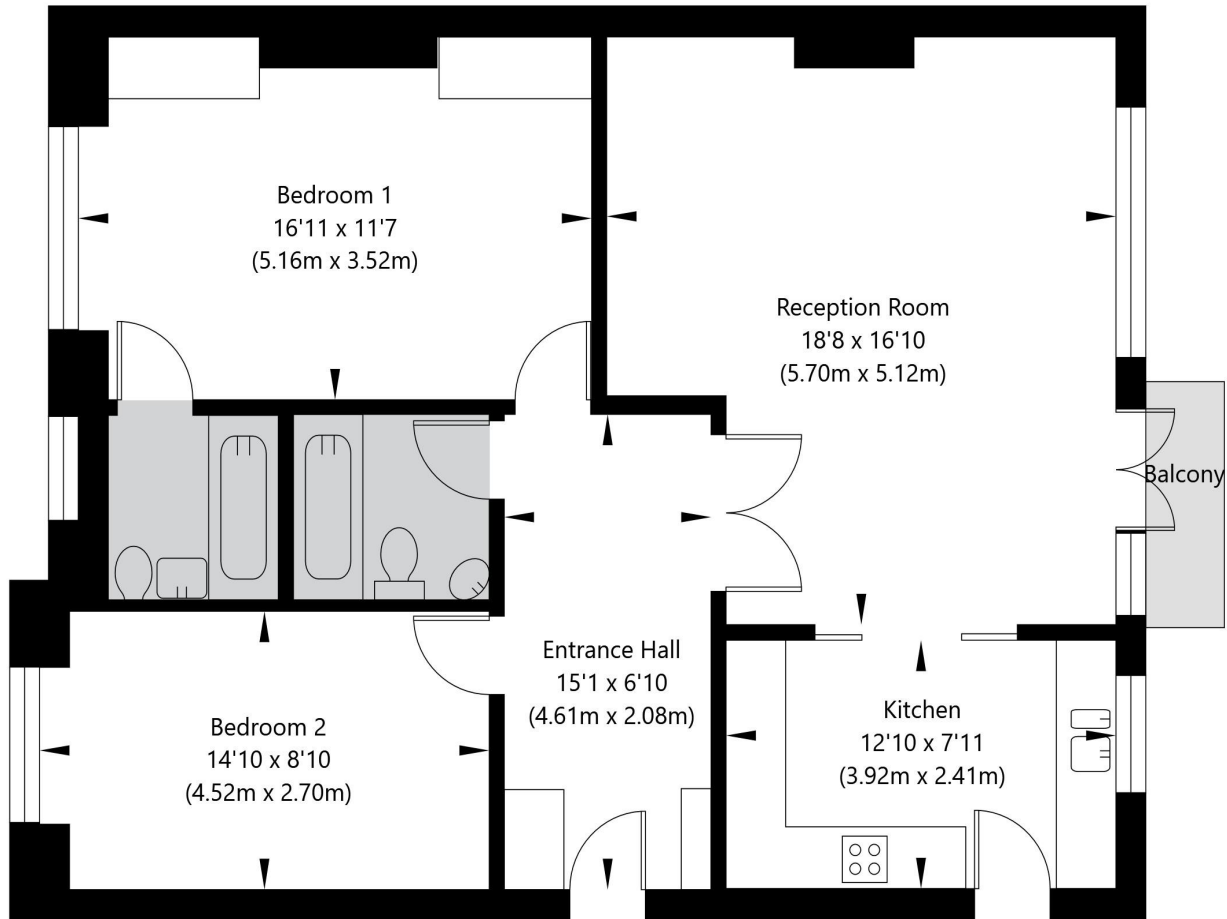
For every step...



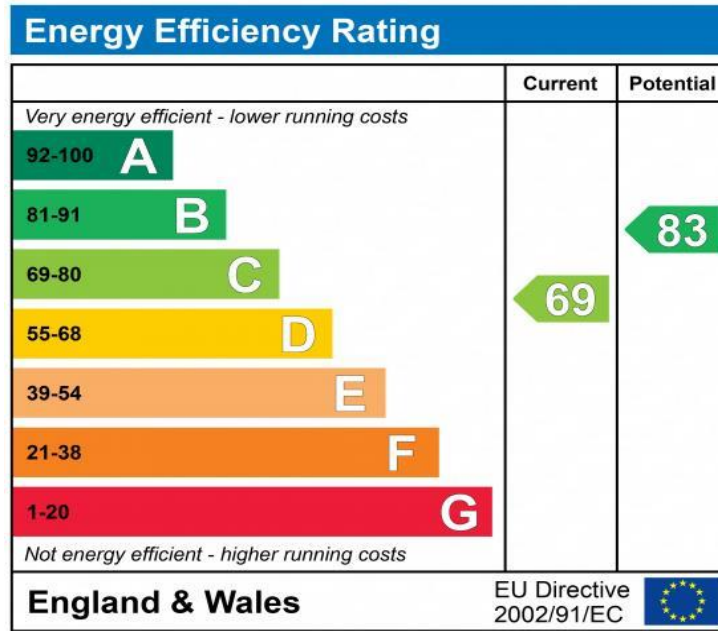


# Clifton Court, Northwick Terrace, London NW8 8HS

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 87.27 SQ M / 939 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 87.27 SQ M / 939 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.



**Tenure:** Leasehold

**Term:** 999 years from 25/03/2001

**Service Charge:** £4,664.47 per annum

**Current Ground Rent:** A Peppercorn / No Ground Rent Applicable

**NOTES:** **The service charge includes communal heating and hot water.**

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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