



MAIDA VALE, W9 OFFERS IN EXCESS OF £1,150,000 LEASEHOLD

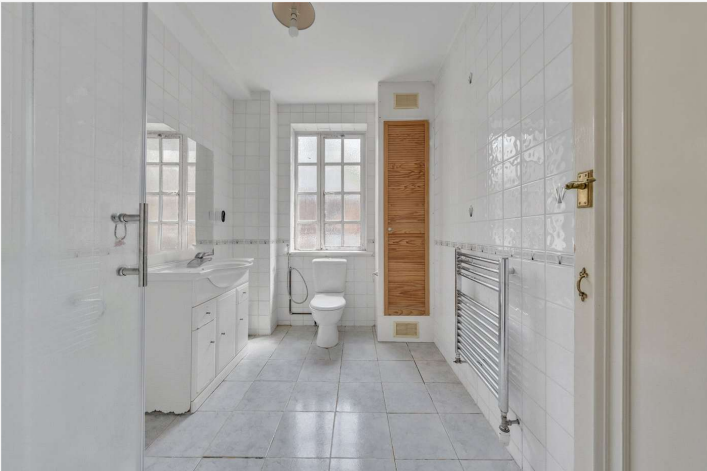
An opportunity to purchase a spacious, well-proportioned (Approx. 1,507 sq. ft.), bright, three double bedroom, second floor apartment (with a lift) forming part of this popular, well-known, luxury, purpose-built block. The apartment has a large entertaining area, portorage, front and rear off-street parking (subject to availability), offers lateral living, with a reception room, separate dining room, kitchen breakfast room, three double bedrooms, bathroom, shower room, guest cloakroom and is situated in the heart of this fashionable area. Crophorne Court is located close to all the local amenities including the boutique shops, cafes on Clifton Road (0.2 miles), the famous Regents Canal (0.3 miles) and Warwick Avenue Underground Station (Bakerloo line - 0.4 miles).

Three Bedrooms | Two Bathrooms | Reception Room | Dining Room | Fitted Kitchen | Parking (subject to availability) | Portorage | Lift in accommodation | Leasehold

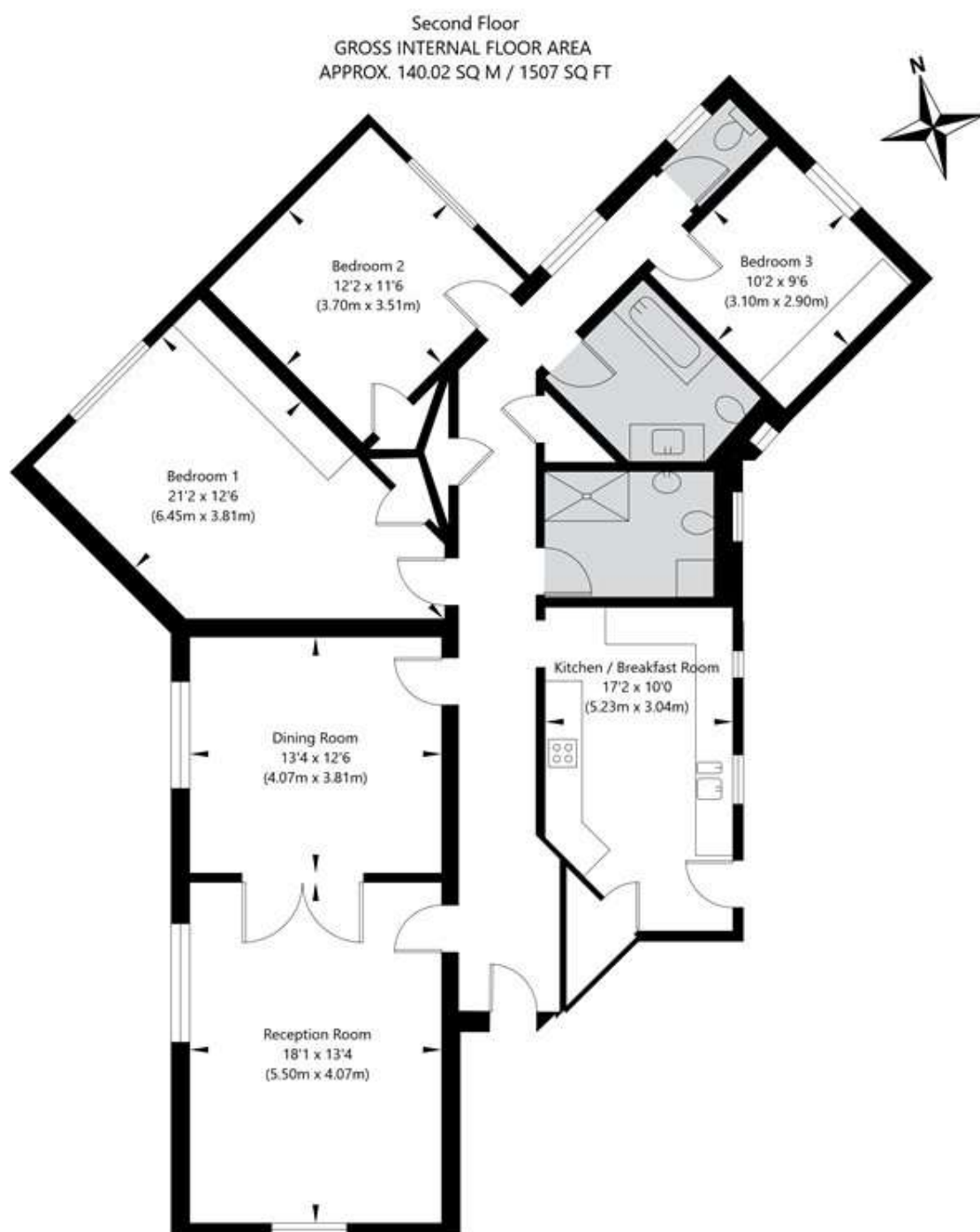
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Crophorne Court, 20-28 Maida Vale, London W9 1TA



APPROXIMATE GROSS INTERNAL FLOOR AREA 140.02 SQ M / 1507 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		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 31/03/3008

Service Charge: £6,000 per annum - (£3,024 per annum sinking fund included)

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: G

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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