



Aberdeen Court, London, W9

£895,000 *Leasehold*



A spacious well-proportioned third floor two double bedroom apartment, forming part of this well-known sought-after period purpose-built block with a porter and lift. The apartment offers bright living accommodation with a large reception room overlooking little Venice, two double bedrooms, fully fitted kitchen, Shower room and a guest cloakroom. Aberdeen Court is situated in heart of this fashionable area close to all the local amenities including the famous Regents Canal, Paddington Recreation Ground (Approx. 0.7 Miles) with outstanding children's play area, tennis courts, running tracks, boutique shops, cafes on Clifton Road (Approx. 0.2 Miles) and the underground at Warwick Avenue (Bakerloo line - 0.4 miles).



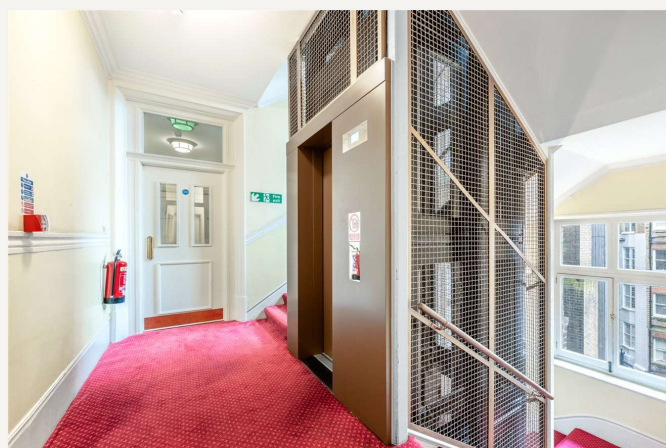
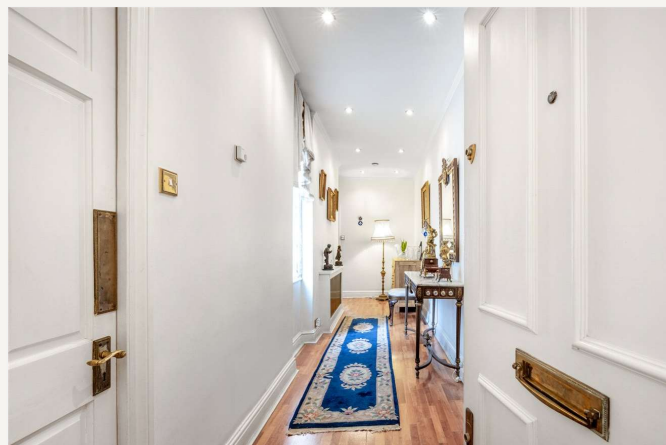
Winkworth Maida Vale

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KEY FEATURES

- Two Bedrooms
- Shower Room
- Reception Room
- Separate Kitchen
- Guest WC
- Porterage
- Passenger Lift
- Leasehold





MATERIAL INFO

Tenure: Leasehold

Term: 83 year and 4 months

Service Charge: £8,225.88 per annum

Service Charge Note: Includes Reserve Fund contribution of £2,994 per annum

Ground Rent: £640 Annually (subject to increase)

Council Tax Band: F

EPC rating: E

Electricity supply: Mains Supply

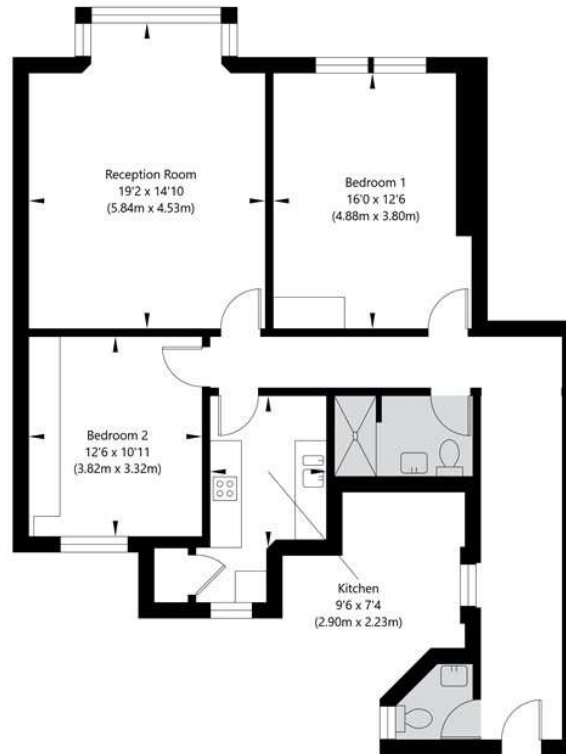
Sewerage supply: Mains Supply

Water supply: Mains Supply

Mobile signal: Good outdoor and In-Home

Aberdeen Court, London W9 1AF

Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 91.64 SQ M / 986 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 91.64 SQ M / 986 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



<https://www.winkworth.co.uk/sale/property/MDV240133>

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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