

## MAIDA VALE, W9 £750,000 LEASEHOLD

A bright well-proportioned two double bedroom fifth floor apartment offering a wealth of natural light, set within this desirable purpose-built block with 24-hour portorage and a lift. The apartment needs some updating, offers spacious accommodation with two large double bedrooms, bathroom, shower room, kitchen, separate Dining area and a large reception room with access to a balcony. Clive Court is situated nearby to all the local amenities offered by this fashionable area including the boutique shops, cafes in Clifton Road (Approximately 0.3 Miles), the famous Regents Canal and the underground (approximately 0.4 Miles) at Warwick Avenue (Bakerloo line).

Two bedrooms | Reception Room | Kitchen | Dining Room | Shower Room | Bathroom | Large hallway

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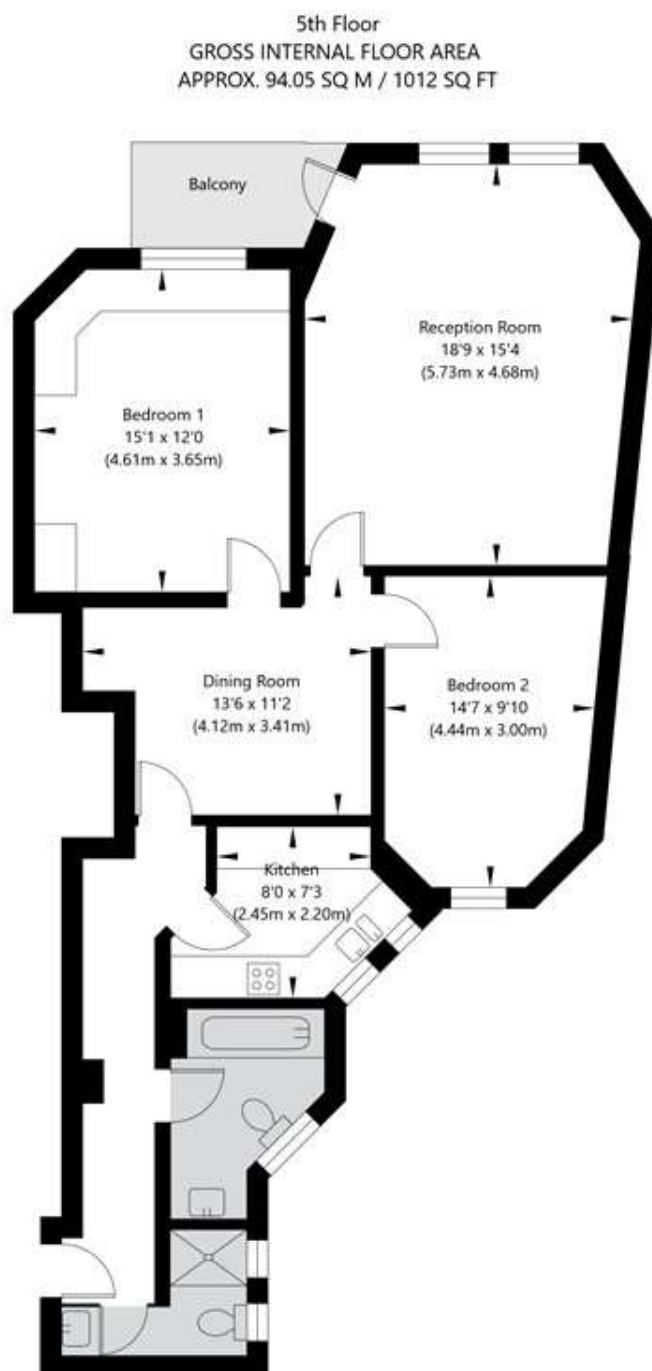
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## Clive Court, Maida Vale, London, W9 1SG



APPROXIMATE GROSS INTERNAL FLOOR AREA 94.05 SQ M / 1012 SQ FT  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** Expires - 28/09/2110

**Service Charge:** £9,200 per annum (Including heating and water supply)

**Ground Rent:** £100 Annually (subject to increase)

**Council Tax Band:** F

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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