



Clive Court, London, W9

£625,000 *Share of Freehold*



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 portage 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).



Winkworth Maida Vale

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KEY FEATURES

- Two bedrooms
- Reception Room
- Kitchen
- Dining Room
- Shower Room
- Bathroom
- Large hallway
- Share of Freehold

This property is offered for sale by auction, in partnership with [SmartPropertyAuctions.co.uk](https://www.smartpropertyauctions.co.uk)

Pre auction offers are welcomed; please contact our office for details.

The purchaser will be required to pay a Buyer's Premium upon exchange of contracts. This premium is calculated as the higher of 1.2% of the purchase price or £5,000, inclusive of VAT, and is payable in all circumstances, including if the property is sold prior to the auction.





MATERIAL INFO

Tenure: Share of Freehold

Term: 84 year and 10 months

Service Charge: £9,200 per annum

Service Charge Note: (Includes heating and hot water supply)

Ground Rent: £100 Annually (subject to increase)

Council Tax Band: F

EPC rating: C

Electricity supply: Mains Supply

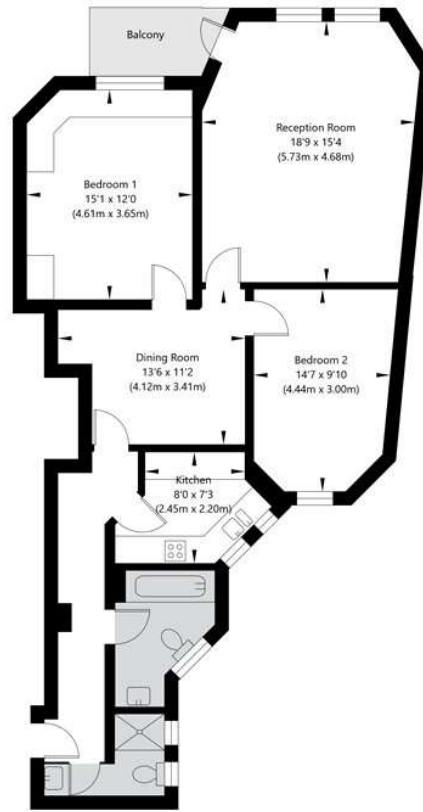
Sewerage supply: Mains Supply

Water supply: Mains Supply

Mobile signal: Good outdoor and In-Home

Clive Court, Maida Vale, London, W9 1SG

5th Floor
GROSS INTERNAL FLOOR AREA
APPROX. 94.05 SQ M / 1012 SQ FT



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

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



<https://www.winkworth.co.uk/sale/property/MDV250047>

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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