

## MAIDA VALE, W9 £595,000 SHARE OF FREEHOLD

An opportunity to purchase a well-proportioned two-bedroom fourth floor apartment fully refurbished, forming part of this well-known purpose-built block with added advantage of a lift, porterage and a westerly facing balcony of the reception room. The apartment is ready for immediate occupation, located to the rear of the building with a peaceful quiet aspect overlooking Little Venice. The apartment offers a wealth of natural light with a spacious open plan reception room / kitchen, a principal bedroom suite, a second bedroom and a shower room. Clive Court is situated close (Approx. 0.2 Miles) to the boutique shops, cafes on Clifton Road, the famous Regents canal and the underground at Warwick Avenue (Approx. 0.5 Miles).

Two Bedrooms | Two Shower Rooms | Kitchen/Reception Room | Balcony | Advantage of a lift | Porterage | Share of Freehold

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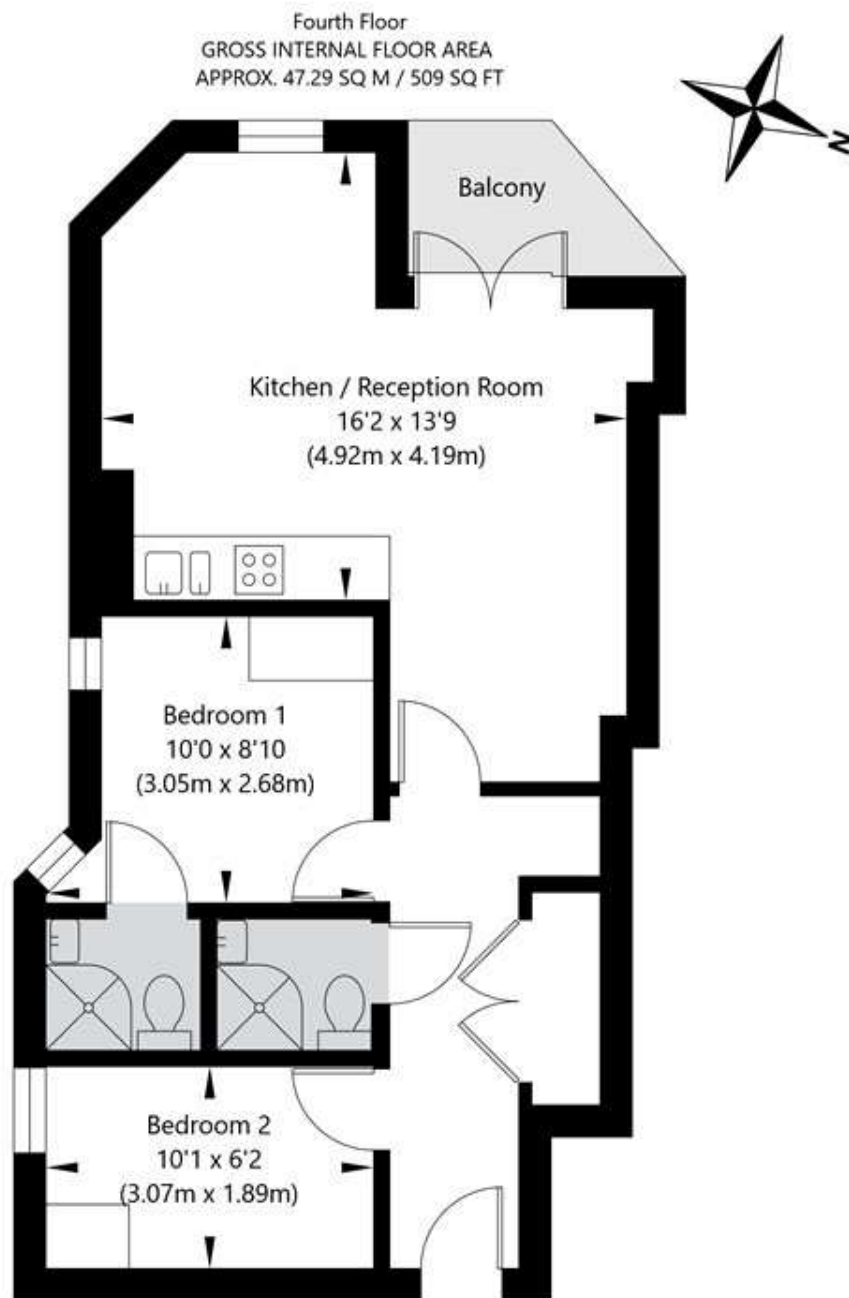
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## Clive Court, Maida Vale, London W9 1SF



APPROXIMATE GROSS INTERNAL FLOOR AREA 47.29 SQ M / 509 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		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Term:** Expires - 01/01/3017

**Service Charge:** £5,776.4 per annum

**Ground Rent:** £ 0 Annually

**Council Tax Band:** D

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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