

VALE COURT, LONDON, W9 £1,300,000 SHARE OF FREEHOLD

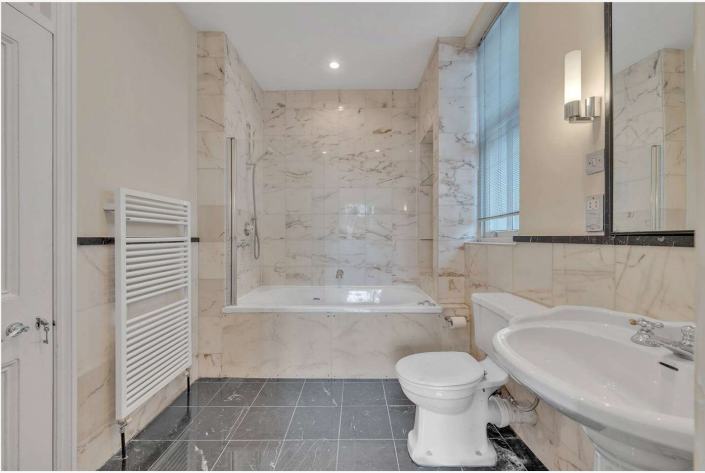
An elegant, spacious (Approximately 1296 sq. ft.) third floor two-bedroom, two-bathroom apartment, forming part of this sought-after period purpose-built block with a lift, garage and a day porter. The apartment boasts wonderful features including grand reception room ideal for entertaining with high ceilings, cornicing, French doors opening to a balcony, separate dining room, a large kitchen/breakfast room with doors to a balcony, and secure parking with a garage. Vale Court is a small sought-after period block, located in the heart of this fashionable area, within a short distance of the boutique shops, cafes on Clifton Road (0.3 miles), the famous Regents Canal (0.4 miles) and the Underground at Warwick Avenue (Bakerloo line - 0.5 miles).

Two bedroom | Two bathroom | Kitchen/ Breakfast Room | Reception Room | Dining Room |
Garage | Balcony | Share of Freehold

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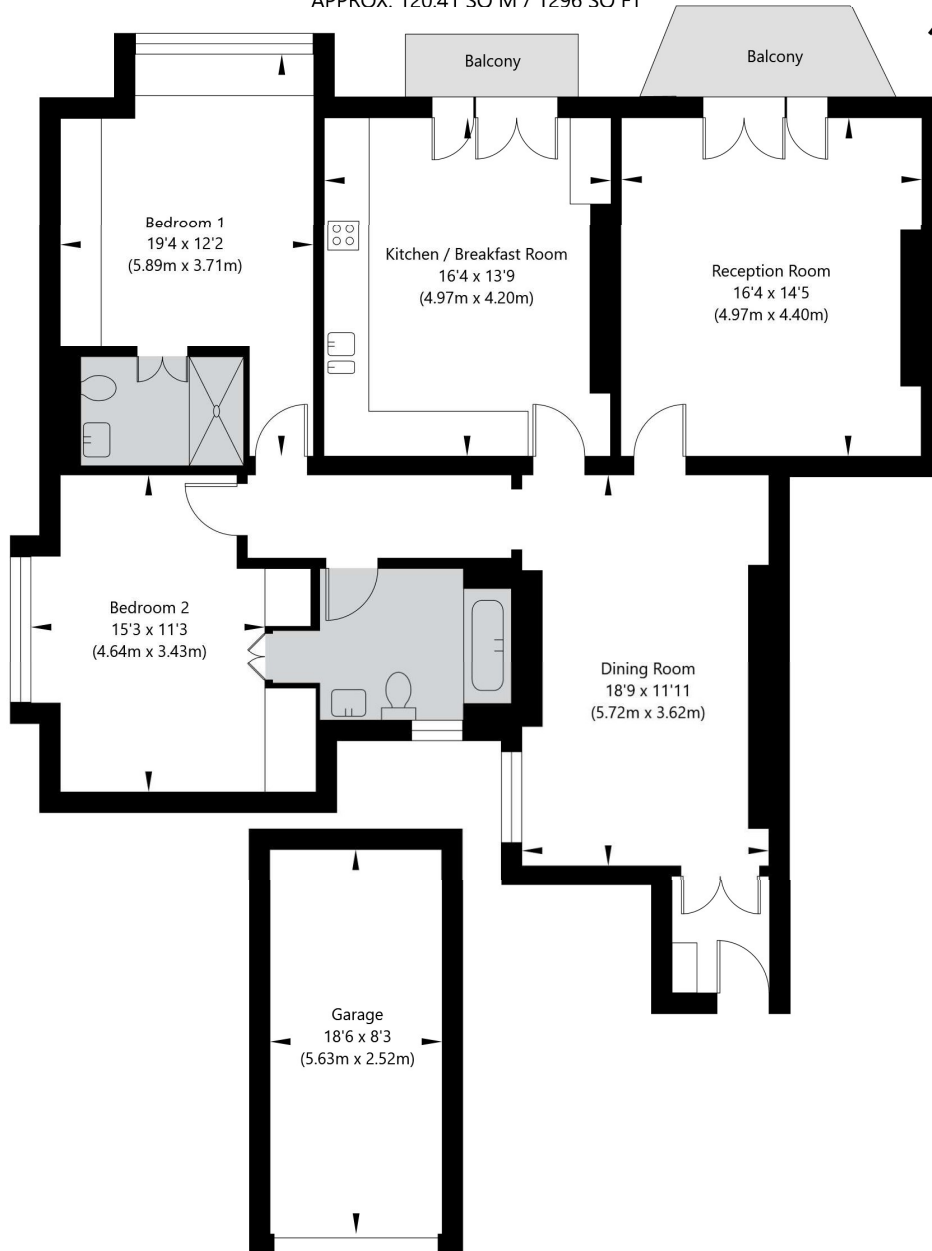
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Vale Court, London W9 1RT

Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 120.41 SQ M / 1296 SQ FT



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 14.19 SQ M / 153 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING GARAGE 120.41 SQ M / 1296 SQ FT
APPROXIMATE GROSS INTERNAL FLOOR AREA INCLUDING GARAGE 134.6 SQ M / 1449 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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: Expires - 01/01/3009

Service Charge: £10,912.88 per annum

Ground Rent: £75 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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