



CLIVE COURT, LONDON, W9 £1,600,000 LEASEHOLD

Lateral living at its best! An attractive first floor four-bedroom purpose-built apartment, located to the rear (Southerly facing) of this highly-regarded red brick block with a passenger lift, allocated parking and excellent portage. This flat offers well-proportioned accommodation (Approx. 1853 sq. ft.) with four bedrooms, two bathrooms, reception room, dining room and a fully fitted kitchen / breakfast room. The principal rooms enjoy a quiet south westerly view over Lanark Road. In addition, the property benefits from an allocated parking space, communal gardens and is situated close to all the local amenities offered by this fashionable area including the boutique shops, cafes on Clifton Road (Approx. 0.1 Miles) the famous Regents canal and the underground (Approx. 0.4 Miles) at Warwick Avenue (Bakerloo Line).

Four Bedrooms | Family Bathroom | Shower Room | Reception Room | Dining Room |
Kitchen/Breakfast Room | Portage | Communal Gardens | Allocated Parking Space | Passenger
Lift | Entrance Phone | Leasehold

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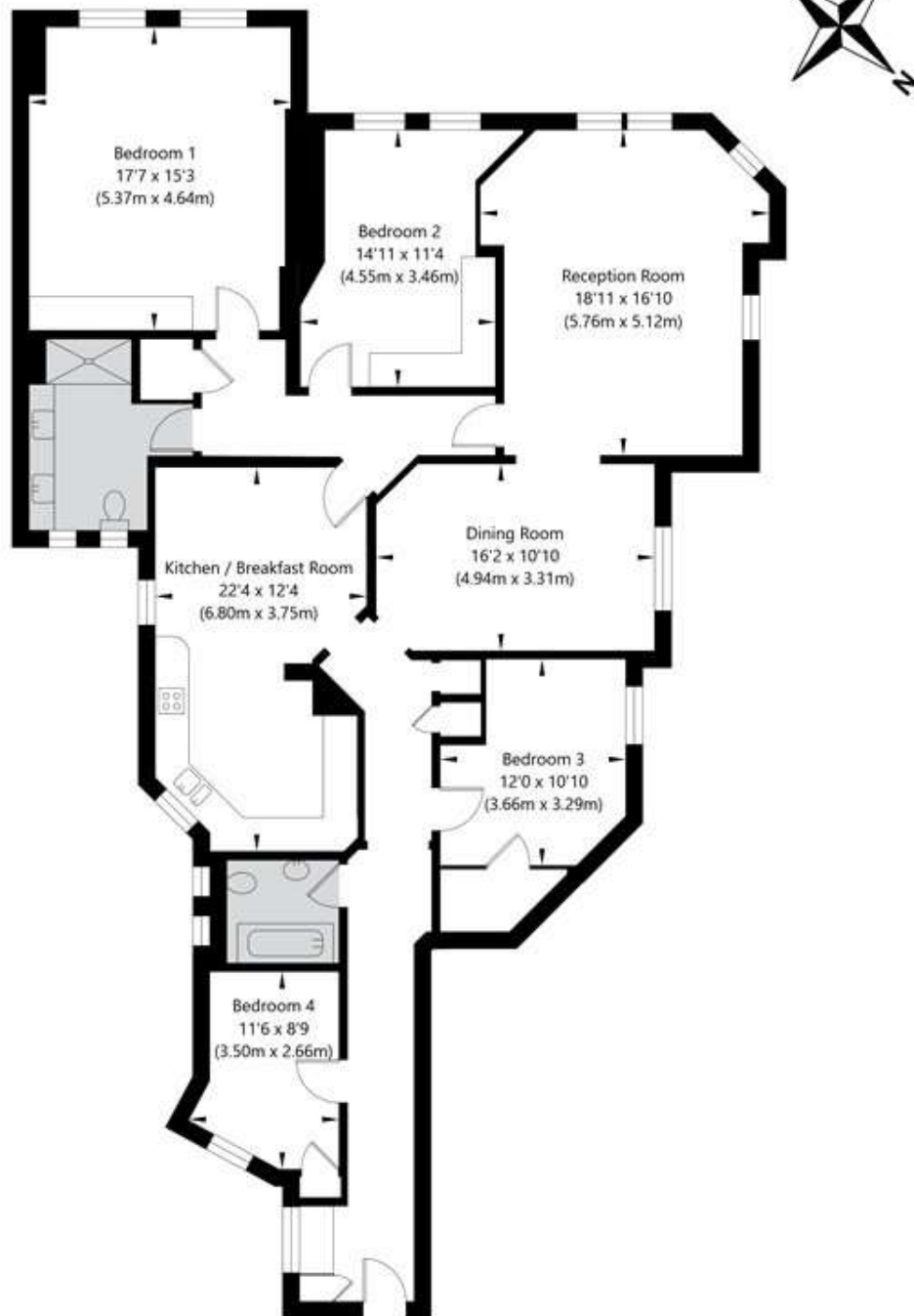
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Clive Court, Maida Vale, London W9 1SF

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 172.13 SQ M / 1853 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 172.13 SQ M / 1853 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		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 01/01/2203

Service Charge: £15,600 per annum (Includes Heating and Hot Water and £3,200 Reserve Fund Contribution)

Ground Rent: £180 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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