



## Clifton Court St John's Wood NW8 8HS

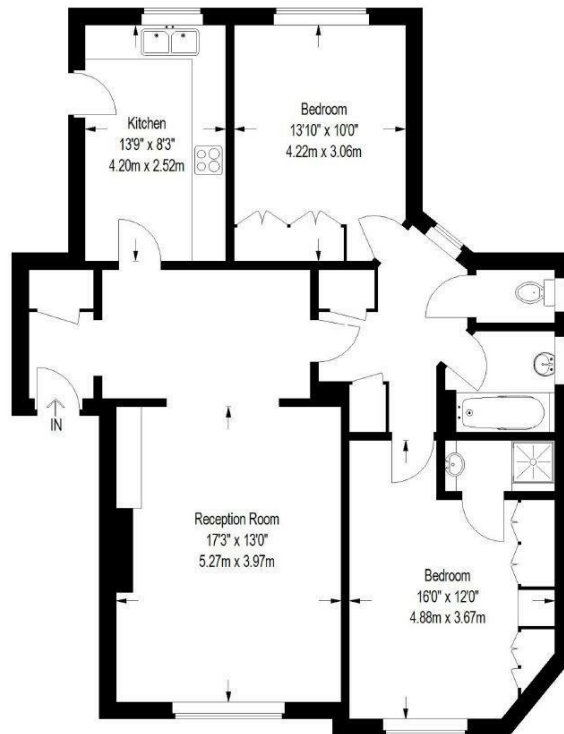
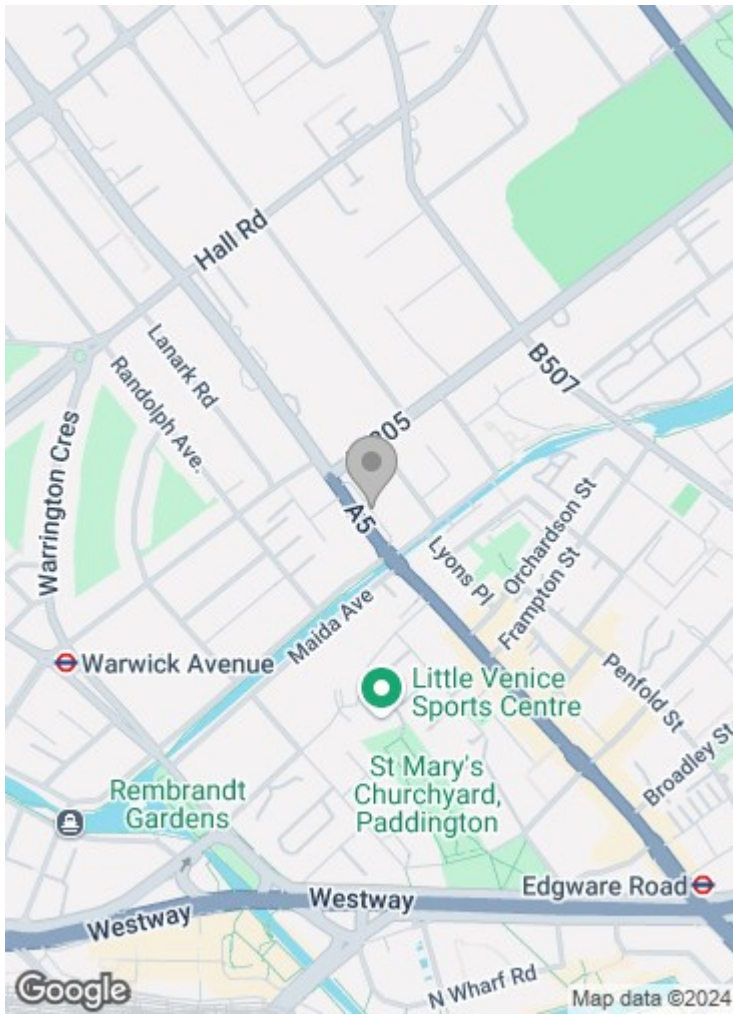
**Asking price £895,000**

Situated moments from the picturesque Regent's Canal, this well-appointed two bedroom apartment is situated on the second floor of a popular Little Venice block with a beautifully maintained communal garden. The well-proportioned accommodation extends to approximately 969 sq ft of accommodation, comprising a large entrance/dining hallway, a spacious 17ft reception room with bespoke storage, a kitchen/breakfast room, a generous 16 ft principal bedroom with extensive fitted wardrobes and an en-suite shower room, a second double bedroom with fitted wardrobes, a bathroom, a guest cloakroom and useful storage. Further benefits include portage and off street residents' parking, subject to availability.

Clifton Court is well located for the amenities of Little Venice, including the shops and cafes of Clifton Road. Warwick Avenue and St John's Wood Underground stations on the Bakerloo Line are also nearby.

NB: Permits are issued at a rate of £600 per year for parking in the driveway.

Ground Rent: £50 per annum  
Council Tax Band: F  
Service Charge: £2548 per six months  
Share of freehold



Second Floor

Important notice: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particular shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order. Notwithstanding that all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.

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