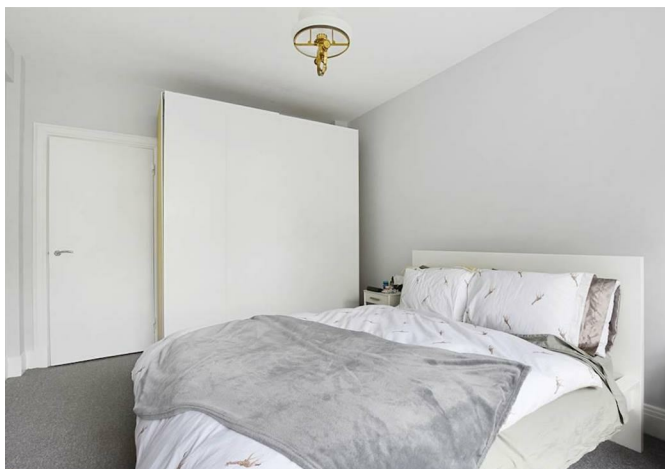


CHARMILL

RESIDENTIAL



Maida Vale, London W9
£649,950

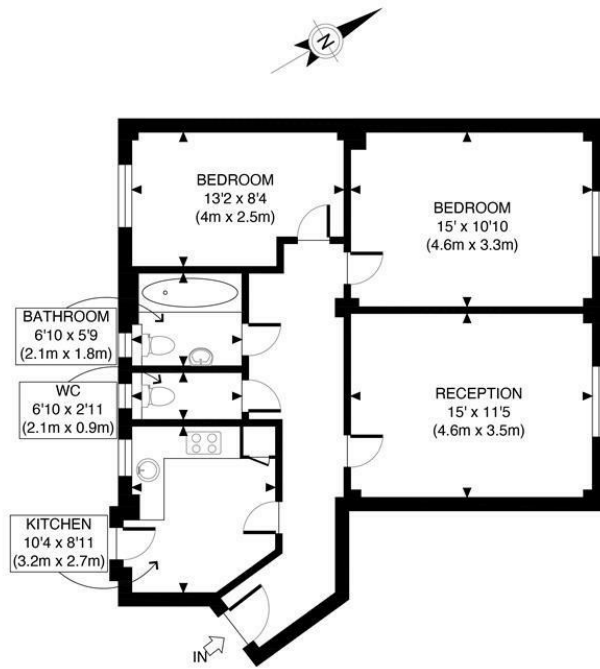


Charmill Residential together with our Joint Selling agent Forbes International are pleased to bring to the market this two double bedroom apartment situated in a well maintained portered block on Maida Vale. Set on the fifth floor (with lift) the property comprises a reception room, a separate fully fitted kitchen, two double bedrooms, a bathroom and a guest cloakroom. The apartment further benefits from a communal garden.

Florence Court is well located for all of the shops, cafes and restaurants on Clifton Road and Elgin Avenue. Warwick Avenue and Maida Vale stations (both Bakerloo line) are both equidistant being 0.4 miles away. Paddington station is also within easy reach, offering Circle, District, Bakerloo and Hammersmith & City lines together with National Rail services and the Heathrow Express providing access to Heathrow Airport in 15 minutes as well as the new Elizabeth line connecting you to Canary Wharf in just 18 minutes.



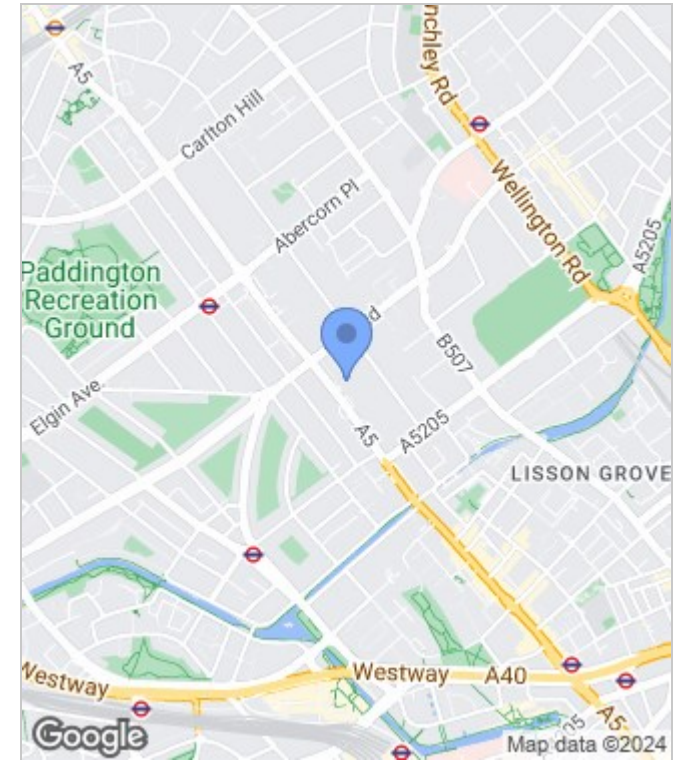
Floor Plan



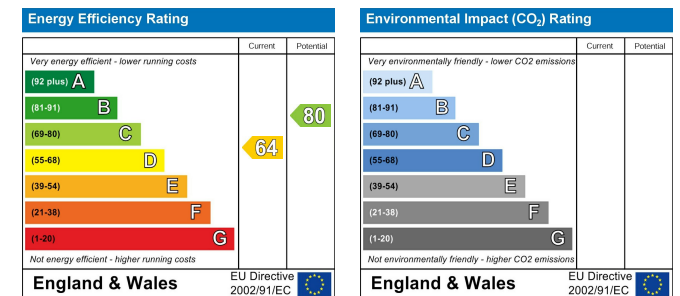
FIFTH FLOOR
GROSS INTERNAL
FLOOR AREA 737 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 737 SQ FT / 68 SQM	Florence Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 09/04/24
	photoplan

Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

