



## MAIDA VALE

LONDON, W9

£959,000  
LEASEHOLD

Immaculate first floor, 2 bedroom apartment comprising of a guest cloakroom, integrated kitchen in high gloss, private balcony off of the naturally well lit reception room inclusive of a fireplace, high ceiling and ample storage. This sought after purpose build mansion block is close to the amenities of Maida Vale which includes corner shops, boutiques, eateries and bars.

Close to Warwick Avenue & Maida Vale underground station for easy transport links around London.

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**First Floor**

Clive Court W9

Total Gross Area: 846 ft<sup>2</sup> ... 78.6 m<sup>2</sup> (excluding balcony)

Ceiling Height 2.64 m

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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