



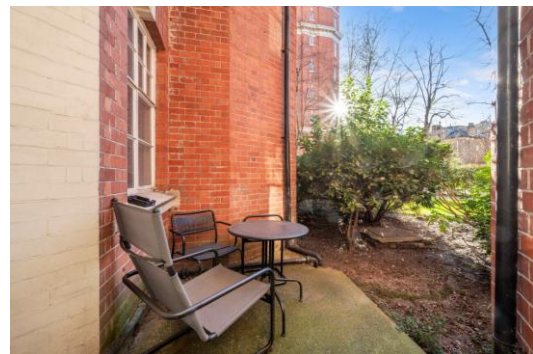
Clive Court

75 Maida Vale, W9

Asking Price £900,000

A meticulously refurbished three bedroom family flat in this purpose built, portered block in Little Venice. The property has undergone extensive refurbishment and has been finished to a very high standard including hard wood flooring, high quality kitchen and bathrooms. The master bedroom suite includes a walk in wardrobe and en-suite shower room and terrace and the second bedroom has built in wardrobes. There is a further bedroom or study and a family bathroom. The west facing reception room leads to a stylish open plan kitchen and there is separate utility room.

Ideally located for the shops, cafes and amenities of Clifton Road and the Warwick Avenue underground station (Bakerloo Line).



Clive Court

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- Immaculate condition
- Wood floors
- Portered Block
- Spacious



Tenure: Leasehold 85 years 10 months

Service Charge: £9501.24 including £1966.16 reserve fund

Ground Rent: £0 £50 rising to £275

Local Authority: Westminster

Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		
(81-93) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Little Venice Sales

26 Clifton Road

Maida Vale

London

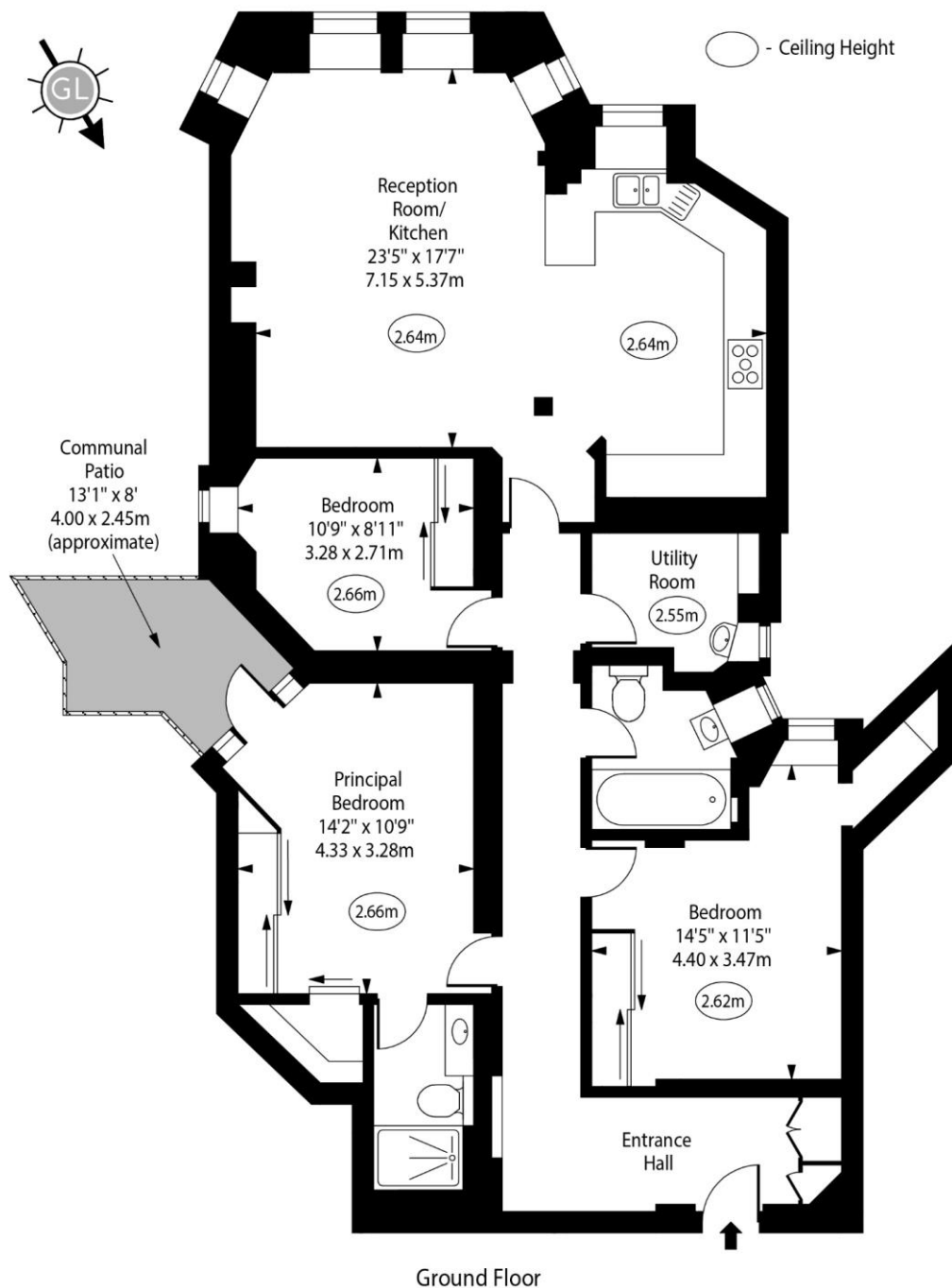
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Clive Court,
Maida Vale, W9



Approx Gross Internal Area 1300 Sq Ft - 120.93 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 022686R

