



# Clive Court

Maida Vale, W9

Asking Price £900,000

A stunning two bedroom apartment positioned on the sixth floor of this popular purpose built block with portorage.

Spanning just under 1200 square feet and benefitting from plentiful natural light the accommodation comprises a spacious eat in kitchen, a large reception room, master bedroom with abundant storage and en-suite bathroom, a second double bedroom served by a family bathroom as well as a very useful cloakroom.

Clive Court occupies a prominent position on Maida Vale, moments from the shopping amenities of Clifton Road with many cafes and restaurants. Transport options are numerous with several bus routes serving the area and Maida Vale and Warwick Avenue underground stations (Bakerloo Line) as well as Regent's Canal are all just a short walk away.



# Clive Court

## Maida Vale, W9

- A charming 2 bedroom apartment spanning approx. 1200 square feet.
- Bright and spacious throughout, the apartment is positioned on 6th floor.
- The block has porterage and communal gardens.
- Within close proximity of the shopping facilities of Clifton Road.



**Tenure:** Leasehold 85 years 10 months  
**Service Charge:** £10,566.16 pa  
**Ground Rent:** £200 pa  
**Local Authority:** City of Westminster  
**Council Tax Band:** F

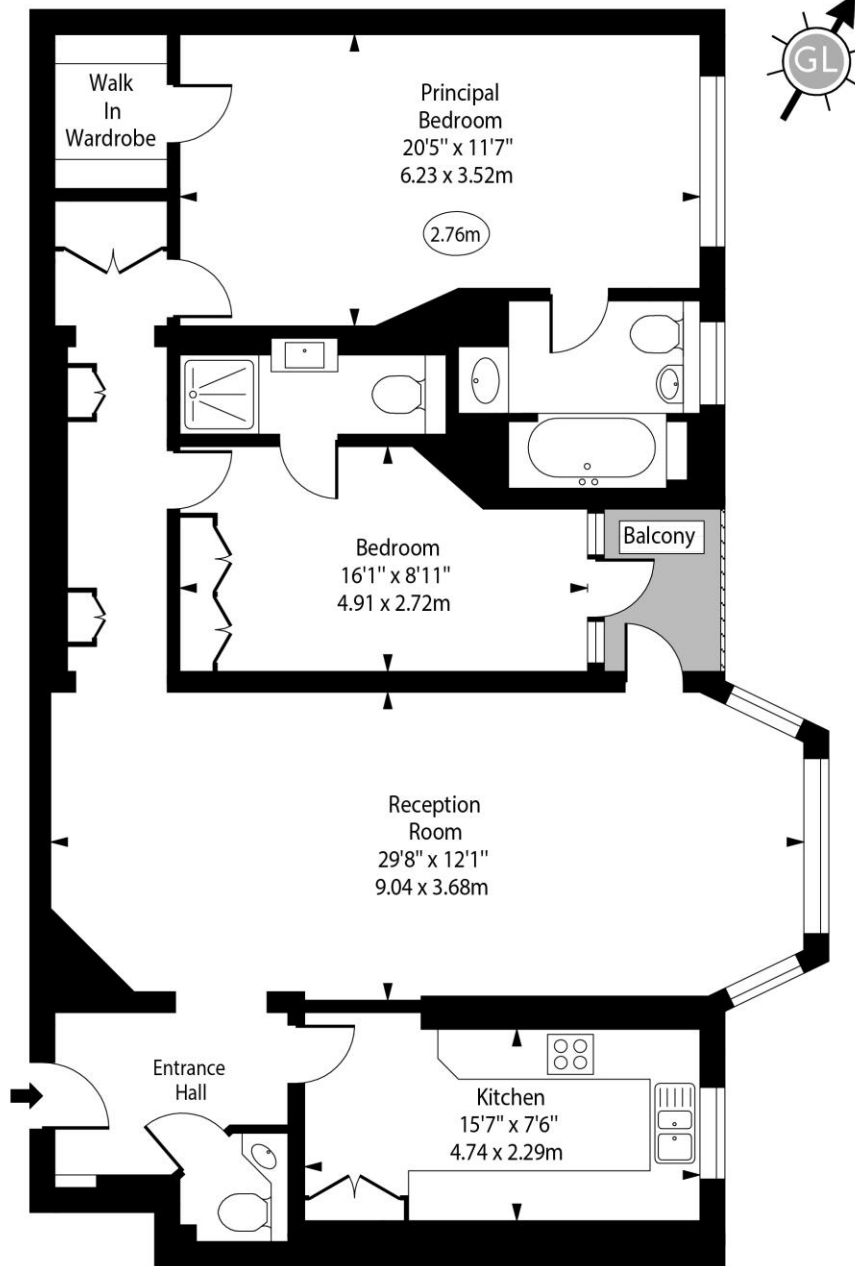
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Clive Court,  
Maida Vale, W9

○ - Ceiling Height



Sixth Floor

Approx Gross Internal Area 1182 Sq Ft - 109.81 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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