



# Clifton Court

## Northwick Terrace, NW8

Asking Price £700,000

An incredibly modern two bedroom apartment set in a sought after portered block.

The property comprises two double bedrooms, a reception room with wonderful skylight, bathroom with bath and separate shower, and fitted kitchen. Additional benefits include lift and porter, communal garden with access from the flat.

Parking can be arranged through the block management.

Clifton Court is located on the borders of both Little Venice and St John's Wood; close to all the local amenities offered by both areas including boutiques shops, cafes, the famous Regents Canal (0.1 mile), Lord's Cricket Ground (0.7 miles) and the Underground at Warwick Avenue (Bakerloo line - 0.4 miles). The service charge includes communal heating and hot water.





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- Fourth Floor Apartment.
- 2 Bedrooms, 1 Bathroom.
- Lift, Porter.
- Close to Maida Vale Station and the Amenities of Little Venice.





**Tenure:** Share of Freehold 975 years 3 months

**Service Charge:** £4244

**Ground Rent:** £60

**Local Authority:** City of Westminster

**Council Tax Band:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)		77
D (55-68)		
E (39-54)	53	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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CLIFTON COURT,  
NORTHWICK TERRACE, NW8 8HT

Approx. Gross Internal Floor Area 714 sq ft. / 66.33 sq.m

