



## CLIVE COURT

Maida Vale W9



# A NEWLY REFURBISHED TWO BEDROOM FLAT IN W9

An opportunity to purchase a well-proportioned two bedroom fourth-floor apartment fully refurbished, forming part of this well-known purpose-built block with the added advantage of a lift, porterage and a westerly facing balcony of the reception room.



2 2 1 D



Local Authority: City of Westminster

Council Tax band: D

Tenure: Share of freehold, plus leasehold with approximately 991 years remaining

Service charge: £4,546.48 per annum (includes hot water and heating) + Reserve Fund £1,229.92 per annum (both paid quarterly)\*

Asking Price: £549,950



## CLIVE COURT, MAIDA VALE W9

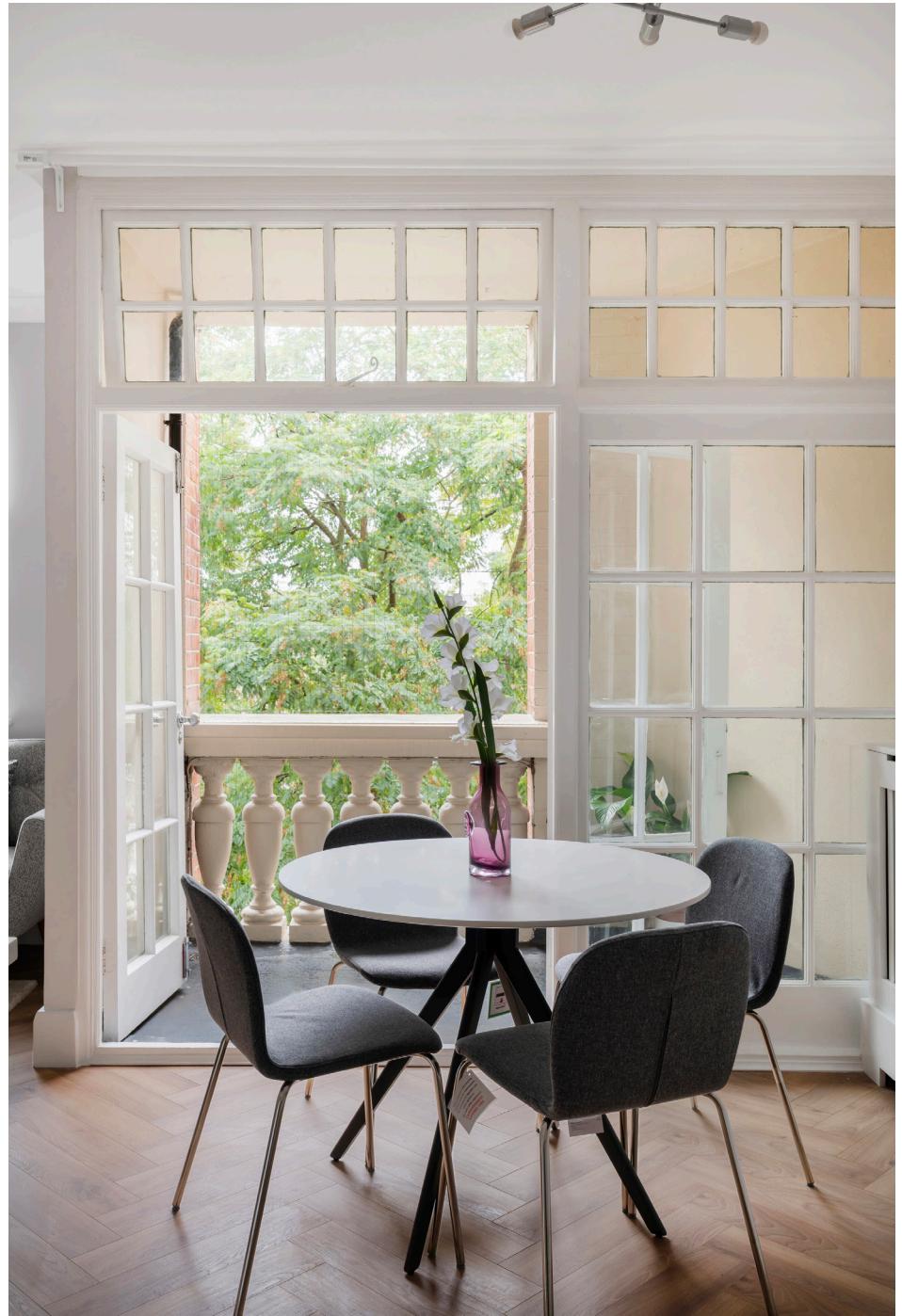
The apartment is ready for immediate occupation, located to the rear of the building with a peaceful, quiet aspect overlooking Little Venice. The apartment offers a wealth of natural light with a spacious open plan reception room/kitchen, a principal bedroom suite, a second bedroom and a shower room.

Located in a prime location, just moments from the tranquil Regent's Canal and the picturesque Little Venice, residents benefit from easy access to beautiful green spaces, waterways, charming cafes, and boutiques.

\*The service charge includes hot water and heating.

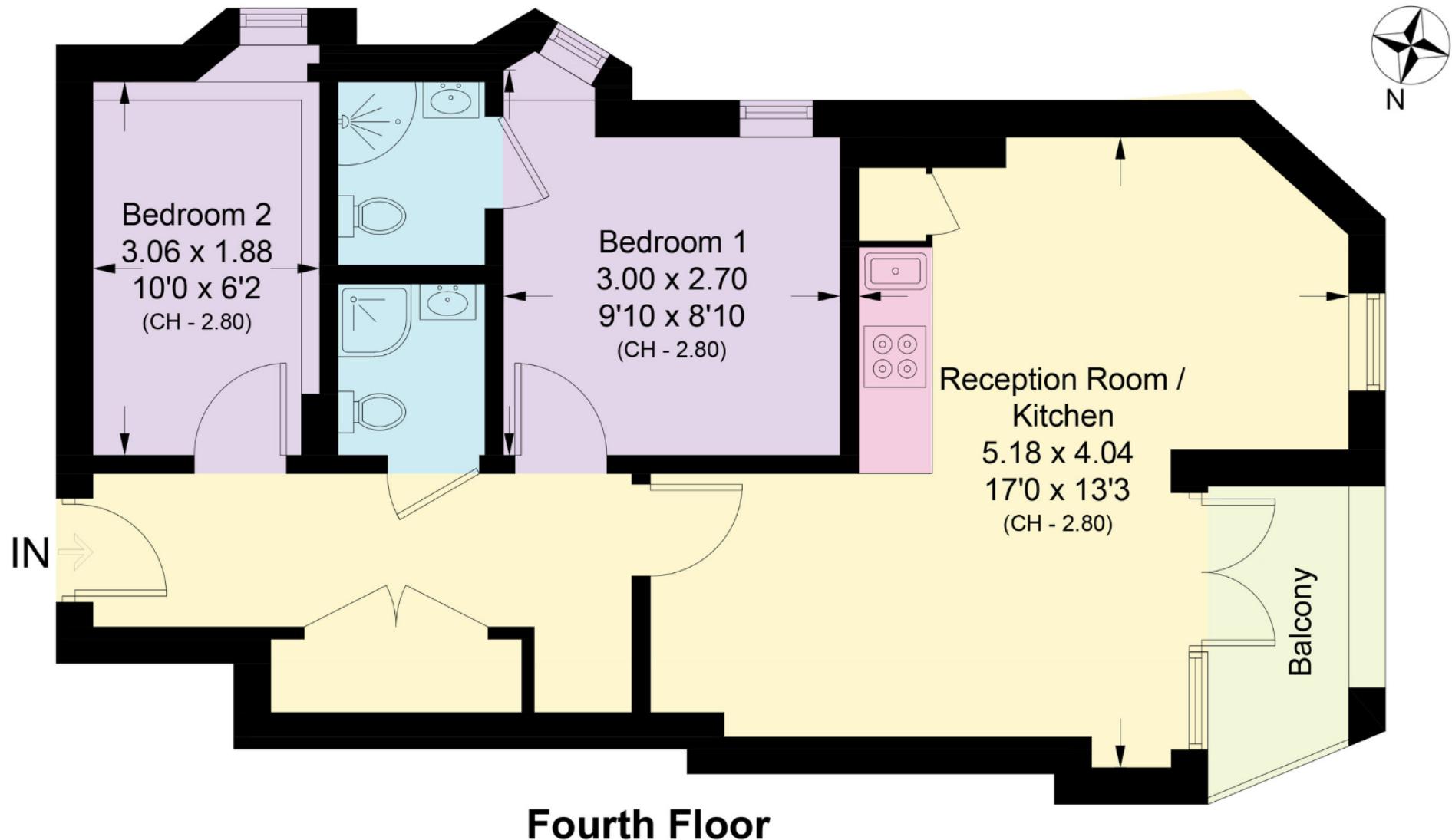
\*\*Please note that we have been unable to confirm the next review date for the service charge. You should ensure that you or your advisors make your own inquiries.

\*\*\*We have been informed of some fire safety matters that applicants should be aware of when considering this property. Further information will be provided.









(Including Limited Use Area 0.4 sq m / 4 sq ft)

Approximate Gross Internal Area = 48.8 sq m / 525 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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