



Rodney Court, W9 W9

£850,000

Compton Reeback are pleased to offer this elegant and spacious (914 Sq Ft) two bedroom top floor apartment with lift access. The apartment offers generous and well proportioned accommodation including a bright and spacious living room with feature fire place, a modern fitted kitchen with dining area, two double bedrooms with ample built in storage and a stylish bathroom featuring a seperate walk in shower, the flat is bathed in natural light and boasts stunning views over lush gardens. The flat has many period features such as high ceilings and cornicing throughout and offers peaceful surroundings as it is ideally situated at the rear of the development.

Rodney Court is a highly prestigious popular red brick purpose built block benefiting from 24 hour portage and an impressive well maintained communal front garden with charming pond area providing a serene and welcoming ambience for residents and visitors alike. Ideally located moments from the shops and cafes of Little Venice's Clifton Road with excellent transport links being at Warwick Avenue Underground Station (Bakerloo Line) and Paddington Mainline Station (Elizabeth Line). A parking space may be secured through seperate negotiations with the management company. Service Charge £10,621 pa, Leasehold with 130 years unexpired, Council tax Band E. SOLE AGENTS.

Rodney Court, W9 W9

Kitchen



Communal Grounds



Hallway



Communal Hallway



Exterior



Bedroom



Rodney Court, W9 W9

Reception (2)



Bedroom



Kitchen (2)



Bedroom



Bedroom

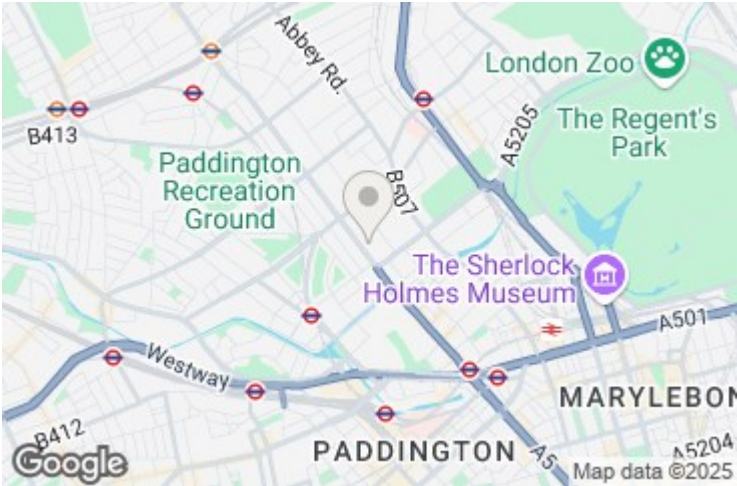


Bathroom



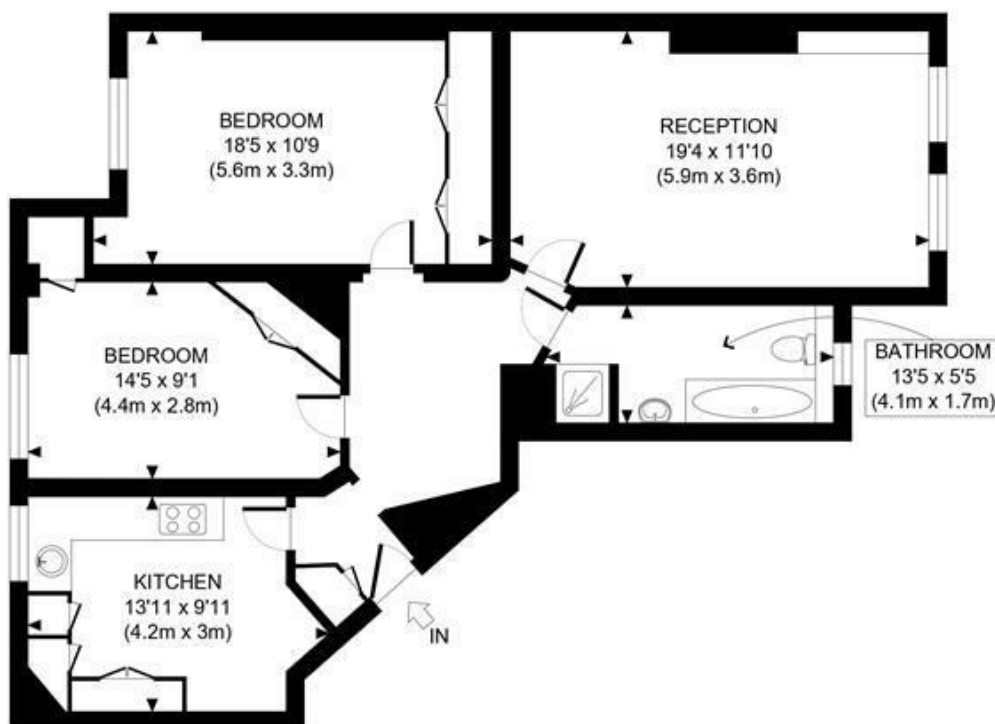
Bathroom (2)

Rodney Court, W9 W9



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



SIXTH FLOOR
GROSS INTERNAL
FLOOR AREA 914 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 914 SQ FT/ 85 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

MAIDA VALE

75 Castellain Road
Maida Vale
London W9 1EU

T 020 7266 5000

F 020 7266 1119

E w9@comptonreeback.co.uk

comptonreeback.co.uk

Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098
Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU

Directors: Brian Compton & Julian Reeback
IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimeters), 1m (one meter) = 3.29' (feet)