



Clarendon Court

Maida Vale, W9

Asking Price £2,295,000

A stunning lateral two to three bedroom Penthouse (with lift access) in this prestigious Little Venice purpose built block. Spanning over 2150 square feet, with 6 terraces with far reaching views and a quadruple aspect the apartment is flooded with natural light throughout.

With the most wonderful open plan feel and the apartment has a wonderful flow centred a stunning 40 ft. reception room leading to a spectacular south facing 40ft. sun terrace. A secondary reception, as well as the large fully fitted eat in kitchen both are accessed from the main reception a both give access to a balcony looking into the lightwell of the building. The secondary reception could be used as a large third bedroom if needed. The east end of the apartment gives access to a large bedroom with plentiful storage and an ensuite bathroom. This bedroom benefits from two private terraces. A larger south facing terrace and a smaller east facing terrace. The gargantuan master bedroom with cupboards galore, also benefits from large eaves storage accessed behind the built in storage. A large en suite bathroom looks westward. Again, this bedroom benefits from access to two terraces, one south facing and one west facing.

Clarendon Court benefits from multiple lifts, 4 of which can access the apartment, 24 hour portorage, heating, hot water, air conditioning, along with two larger than average underground parking spots.

Located in the heart of Little Venice, the property affords easy access to an extensive array of local cafes, restaurants, shops and pubs, whilst the green open spaces of Regent's Park are also close by. Transport links are extensive with convenient access to Warwick Avenue underground station (Bakerloo Line) and Paddington Station with its national rail and Heathrow Express

CHESTERTONS



Clarendon Court

Maida Vale, W9

- A spectacular 2/3 bedroom penthouse in this popular Little Venice block.
- Spanning approx. 2150 square feet with a quadruple aspect and abundant natural light.
- Benefitting from an exceptionally long underlying lease.
- The apartment comes with two underground parking spots and 24 hour portage.
- The apartment also is accessed via 4 lifts which reduces the risk of individual lift failure.



Tenure: Leasehold 970 years 6 months

Service Charge: £30660

Ground Rent: £0

Local Authority: City Of Westminster

Council Tax Band: H

Chestertons Little Venice Sales

26 Clifton Road

Maida Vale

London

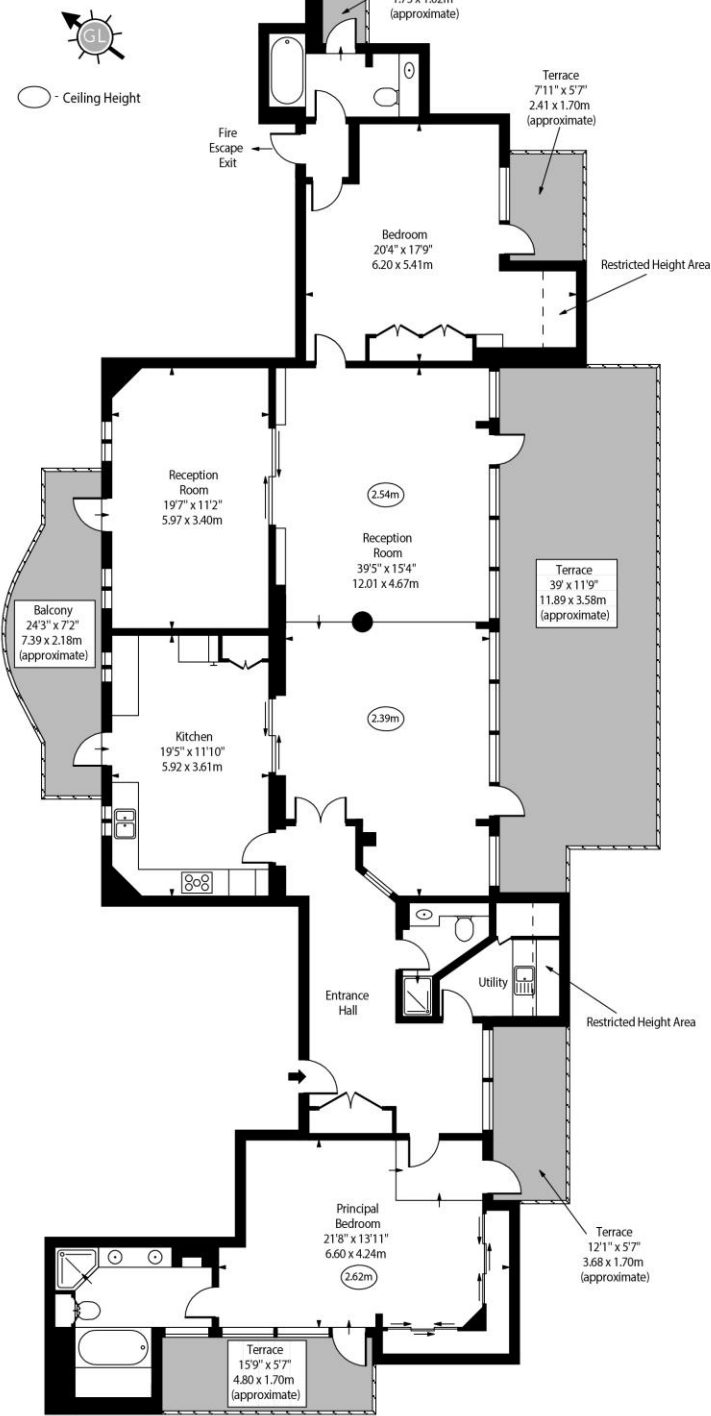
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Sixth Floor

Approx Gross Internal Area 2123 Sq Ft - 197.23 Sq M

Approx. Floor Area Including Restricted Heights 2154 Sq Ft - 200.11 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale. www.goldiens.co.uk Ref. No. 032137E

