



Clive Court

Maida Vale, W9

Asking Price £399,950

A well-presented and bright one bedroom apartment (460 sq ft / 43 sq m) situated on the eighth floor of this sought after mansion block superbly located in the heart of Maida Vale.

The property comprises reception room, separate kitchen, bedroom with fitted wardrobes and bathroom. Additional benefits include access to the roof terrace (not demised), passenger lift, communal heating and hot water and 24-hour portage.

Clive Court is ideally located only a short walk from the fantastic array of local amenities on Clifton Road and St John's Wood, while the shops, bars and restaurants of Maida Vale, Little Venice and Warwick Avenue are also close by. Excellent local transport links can be accessed at Maida Vale and Warwick Avenue (Bakerloo line) and St John's Wood (Jubilee line) underground stations and bus services are immediately to hand providing excellent links to the West End.

CHESTERTONS



Clive Court

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- A charming 8th floor 1 bedroom apartment spanning approx. 460 square feet with far reaching views of London.
- The block benefits from 24 hour porterage.
- Benefitting from a share in the freehold with exceptionally long underlying lease.



Tenure: Share of Freehold 990 years 5 months

Service Charge: £4,076 pa

Ground Rent: £0

Local Authority: City of Westminster

Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Chestertons Little Venice Sales

26 Clifton Road

Maida Vale

London

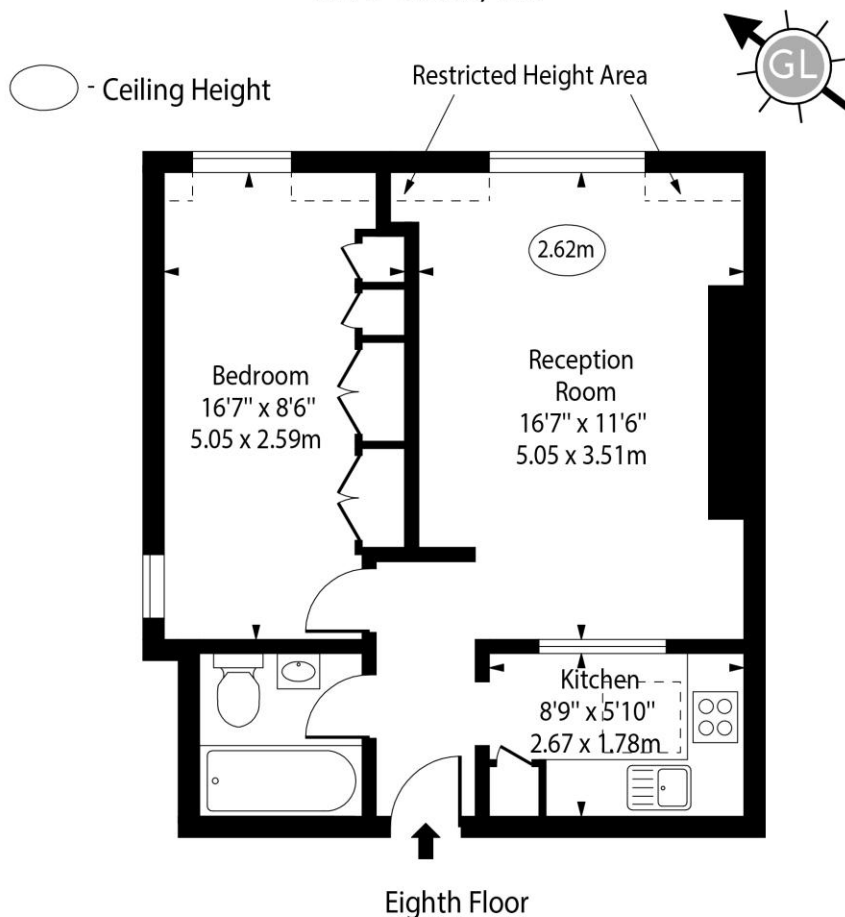
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Approx Gross Internal Area 448 Sq Ft - 41.62 Sq M

Approx. Floor Area Including Restricted Heights 460 Sq Ft - 42.73 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.

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