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Maida Vale, London, W9

Asking Price £450,000



Set on the fifth floor of the prestigious Clive Court, this spacious two-bedroom apartment offers well-proportioned accommodation in the heart of Maida Vale.

The property comprises a generous reception room with ample space for dining, a separate fitted kitchen, two well-sized bedrooms, and a two bathrooms. Additional benefits include lift access, porterage and a well-maintained building.

Ideally positioned in the heart of Maida Vale, the property is within easy reach of the boutique shops, cafés and restaurants of Clifton Road and Elgin Avenue, as well as the picturesque canals of Little Venice. Excellent transport links are available from Maida Vale and Warwick Avenue Underground Stations, with Paddington Station also nearby.

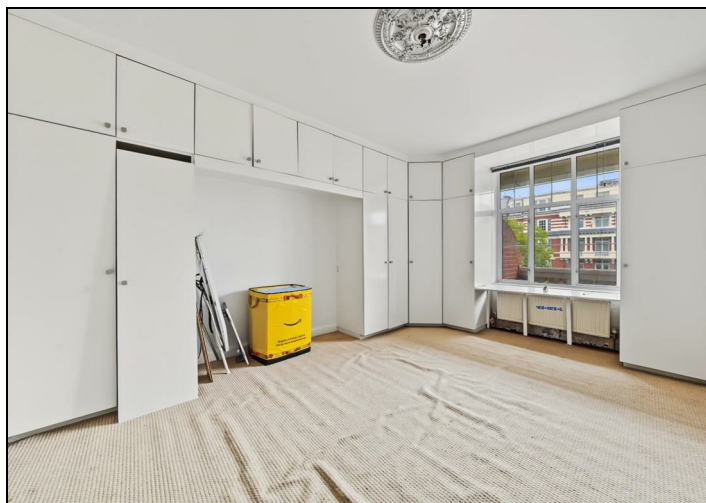
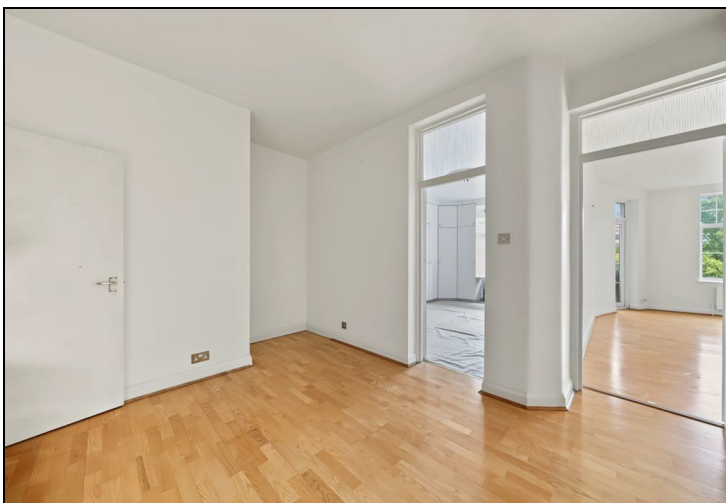
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KEY FEATURES

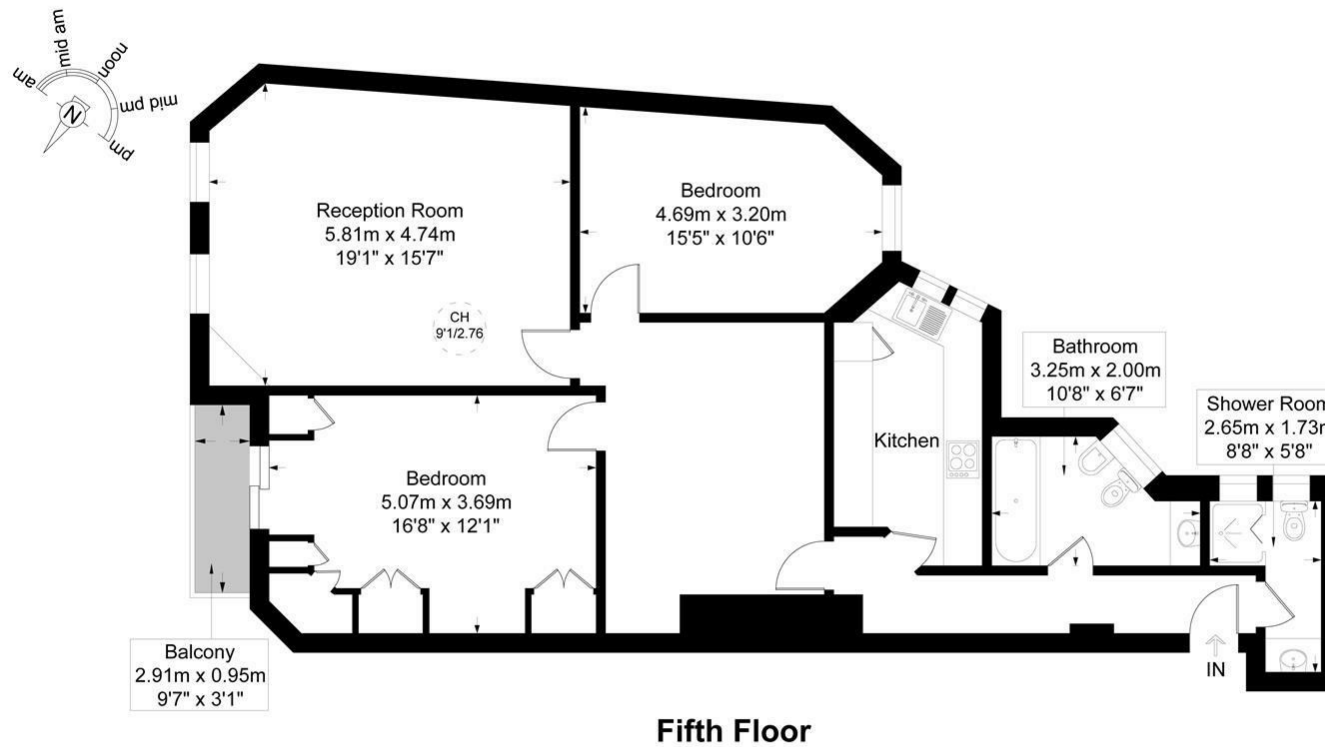
- Two Bedroom Two Bathroom Fifth Floor Apartment
- In the heart of Maida-Vale
- Prestigious residential building
 - Lift access
 - Portered
- Private balcony
- Sold chain free



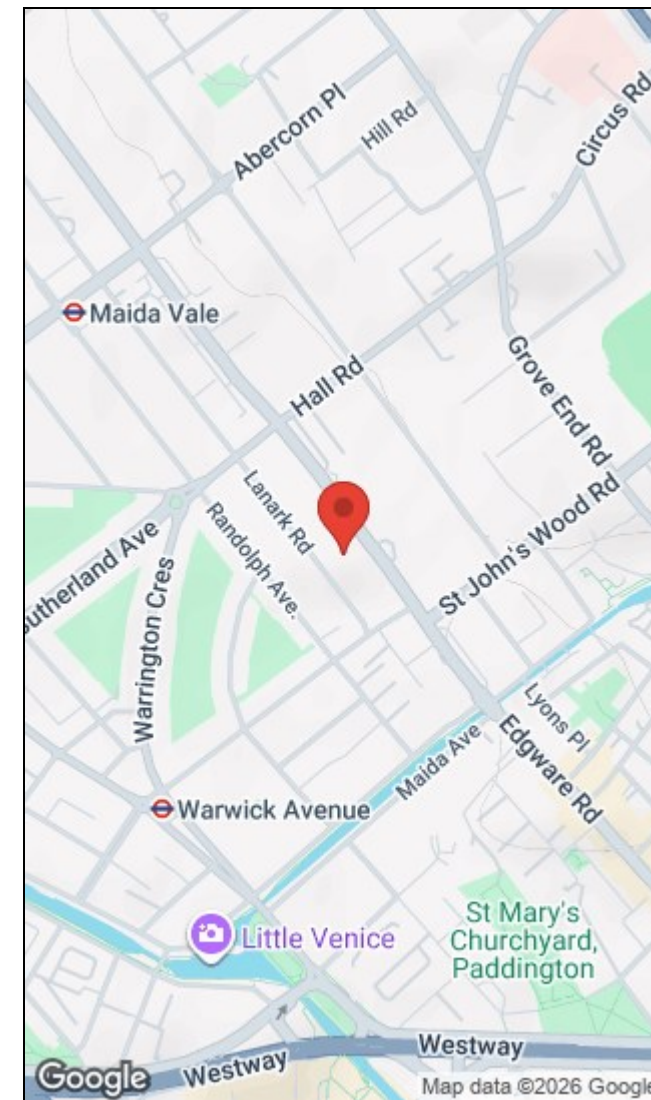


Clive Court, W9

Approximate Gross Internal Area = 1108 sq ft / 102.9 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) 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	73	82	Very environmentally friendly - lower CO₂ 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 CO₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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