



Sandringham Court

99 Maida Vale, W9

Asking Price £1,100,000

An exceptionally spacious three double bedroom, three bathroom apartment (1210 sq. ft.) situated to the rear of the fourth floor of this well maintained desirable mansion block with far reaching westerly views.

The property comprises a large entrance hallway, reception room, separate kitchen, principal bedroom with en-suite bathroom and a built-in wardrobe, two further double bedrooms and two family bathrooms. The apartment also benefits from a west facing balcony, porterage, passenger lift, communal gym and communal gardens.

The block is conveniently located just moments from the charming shops and cafés on Clifton Gardens with the nearest underground station being Maida Vale (Bakerloo Line).

CHESTERTONS



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- A charming three bedroom apartment positioned on the 4th floor of this popular block.
- Benefitting from Portage, Lift, Communal Garden and Communal Gym.
- The apartment comes with a share in the freehold and exceptionally long underlying lease.
- Well positioned close to restaurants and shops of Clifton Road.



Tenure: Share of Freehold 952 years 9 months

Service Charge: £3899.04 Plus a reserve fund contribution of £2857.12

Ground Rent: £0

Local Authority: City Of Westminster

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 C	84 B

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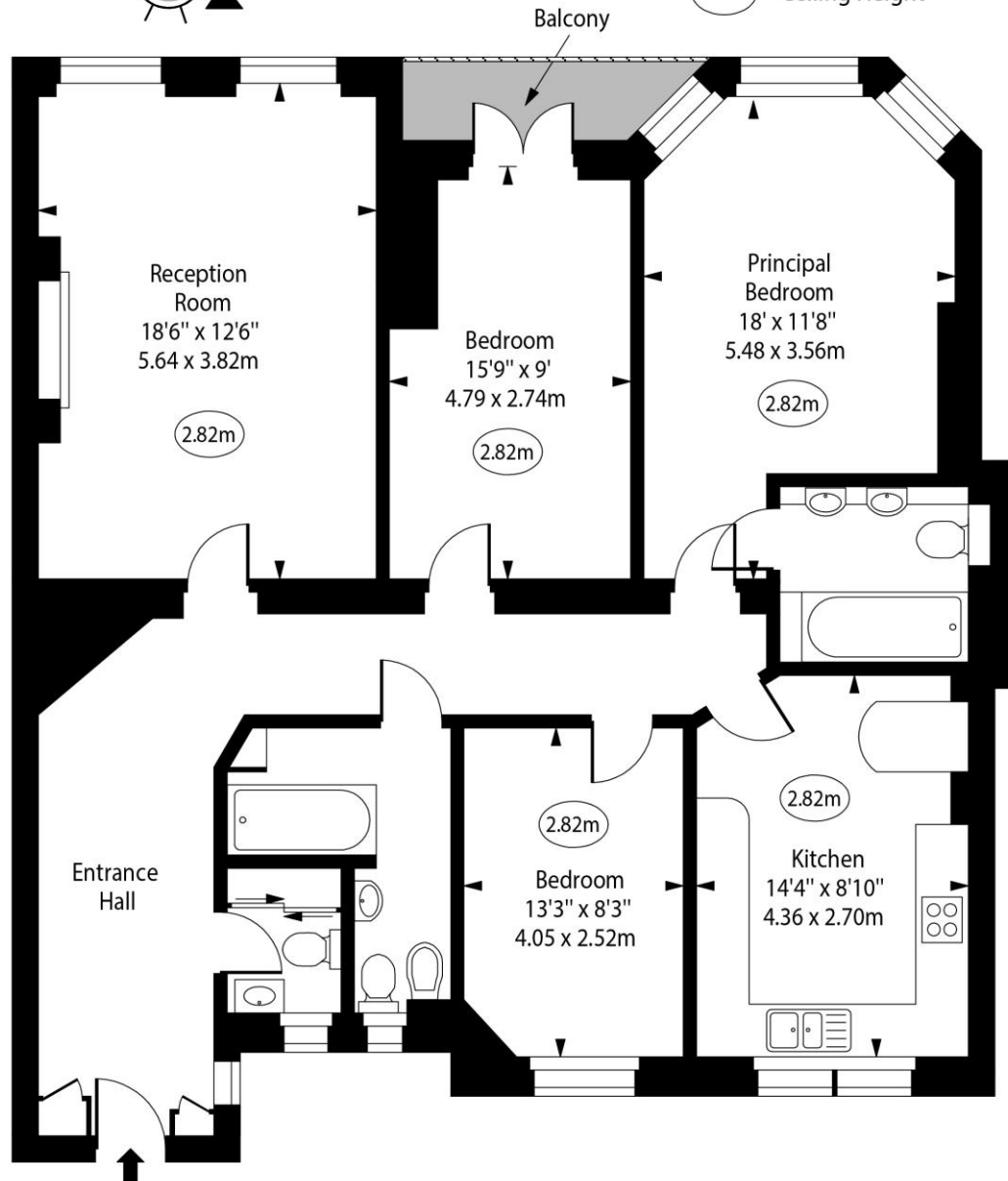
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○ - Ceiling Height



Fourth Floor

Approx Gross Internal Area 1210 Sq Ft - 112.41 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.goldlens.co.uk

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