



CLIVE COURT, MAIDA VALE, LONDON, W9 1SF £1,200,000 Subject to contract

A three bedroom purpose built apartment with balcony extending to approximately 1,338 sq ft/124.3sqm situated on the first floor of this traditional red brick 1920's mansion block. The apartment offers well planned lateral accommodation overlooking the communal gardens to the front of the building with three double bedrooms all benefitting from en suite facilities, an additional guest cloakroom, attractive reception room with bay window and a separate fitted kitchen. Clive Court is conveniently situated on Maida Vale set back from the road behind a sweeping carriage driveway within 0.1 miles of the cafes and shops of Clifton Gardens. This flat cannot be sold until Probate has been granted.

Two Bedrooms With En Suite Shower Rooms | Third Bedroom With En Suite Bathroom | Guest WC | Reception Room | Kitchen | Communal Heating and Hot Water | Air Conditioning To All Principal Rooms | Balcony | Passenger Lift | Portage

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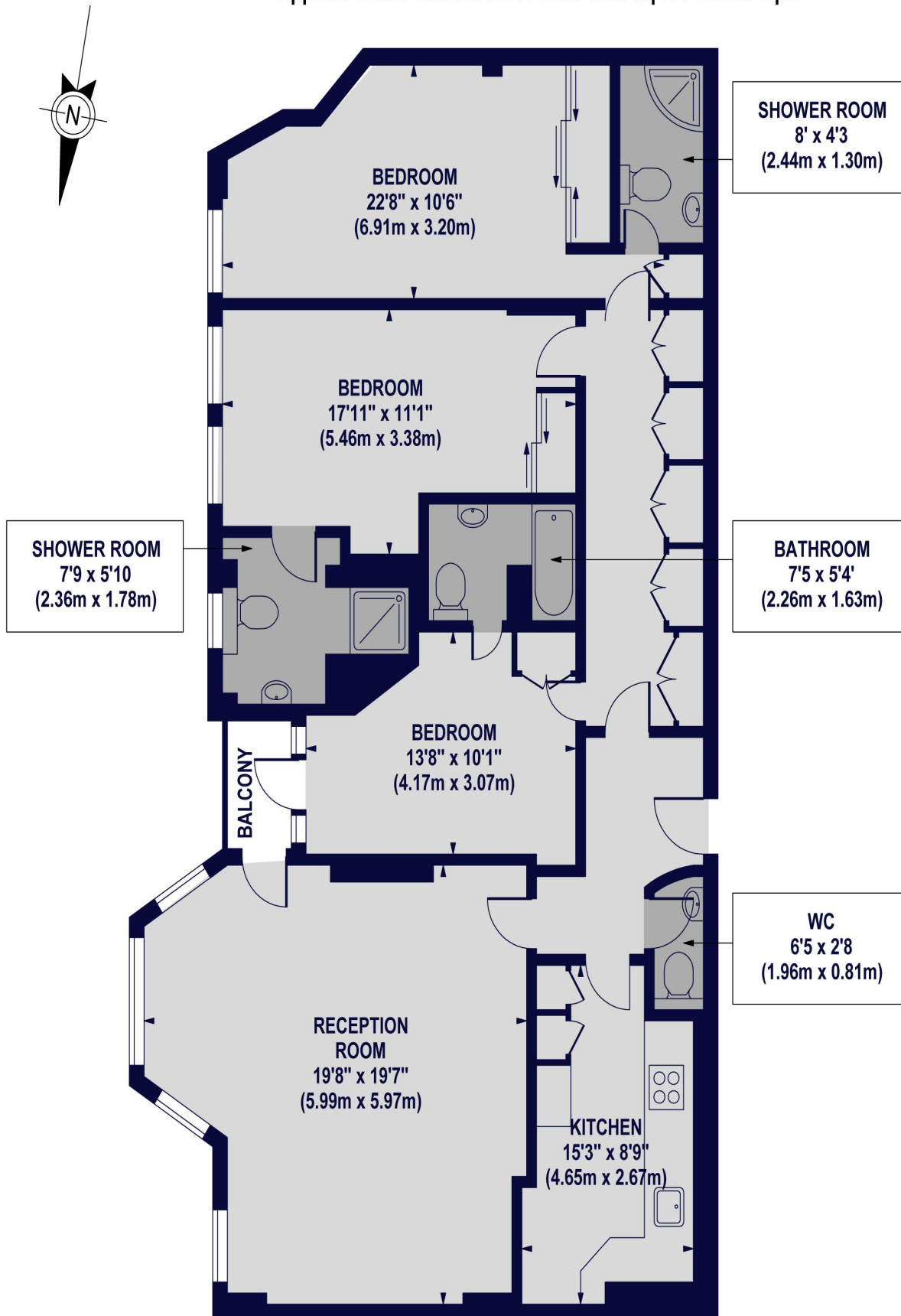
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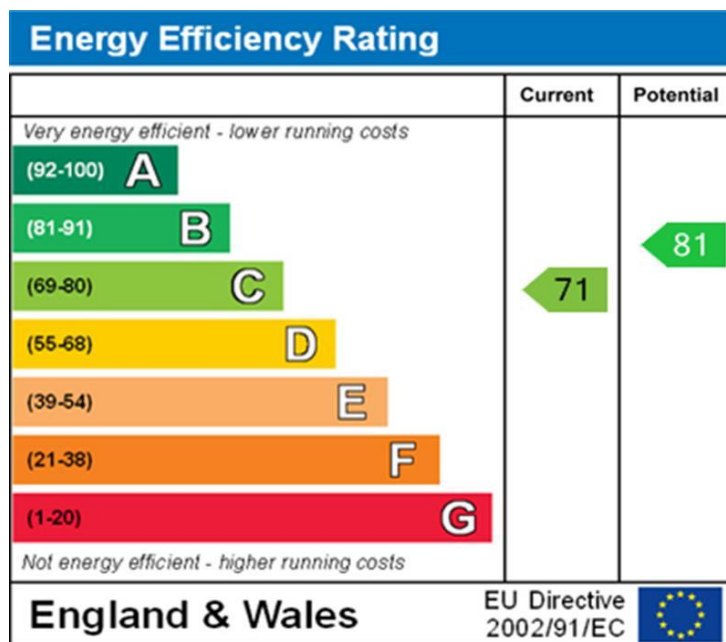
Approx. Gross Internal Floor Area 1338 sq ft. / 124.30 sq.m



FIRST FLOOR

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.34475
This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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Tenure:	Leasehold with Share of Freehold	
Term:	TBC	NOTES:
Service Charge:	£8,140.00 Annually Plus excess (if applicable)	
Current Ground Rent:	£100.00 Annually (Subject to increase)	

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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