



## FRANCES COURT, MAIDA VALE, W9 £1,995,000 LEASEHOLD

Lateral living at its best! A two/three-bedroom penthouse apartment (second floor) situated in the heart of Maida Vale close to all the local amenities. The apartment forms part of a small boutique block with allocated parking and a stunning terrace overlooking small communal gardens accessed from the communal area. The apartment offers a wealth of natural light and has been custom designed to create well-proportioned accommodation with underfloor heating, two double bedrooms, a third bedroom/office, two ensuites, a cloak room, utility room, a spacious entrance hall and a large bright open plan (Poggenpohl) kitchen / reception room with doors opening onto a private roof terrace overlooking communal gardens. The apartment has wood flooring throughout, Sonos surround sound music system, mood lighting and air conditioning in all the main rooms. Frances Court is situated within walking distance from all the local amenities including the boutique local shops on Elgin Avenue, Paddington Recreation Ground (0.4 miles) and the underground (0.2 miles) at Maida Vale (Bakerloo line).

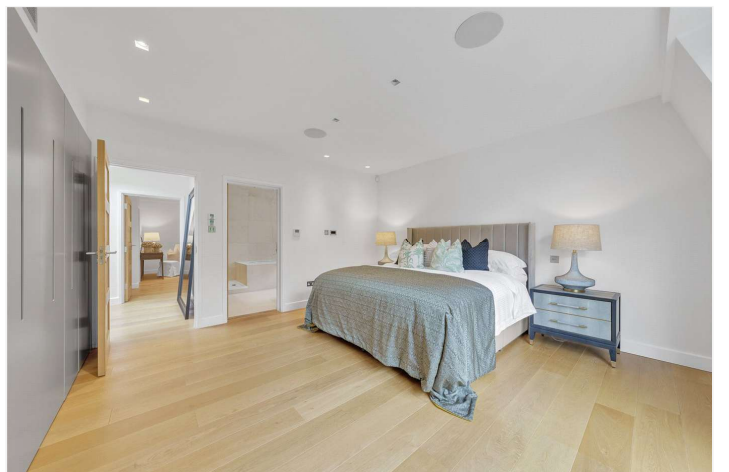
Primary Bedroom with En-Suite | Second Double Bedroom With En-Suite | Double Bedroom/Office | Open Plan Kitchen/Reception Room | Cloakroom/Utility Room | Parking | Private Roof Terrace | Access to Communal Gardens | EPC Rating: B | Leasehold

View our virtual tour here: <https://youtu.be/eh0uqTwOI9g>

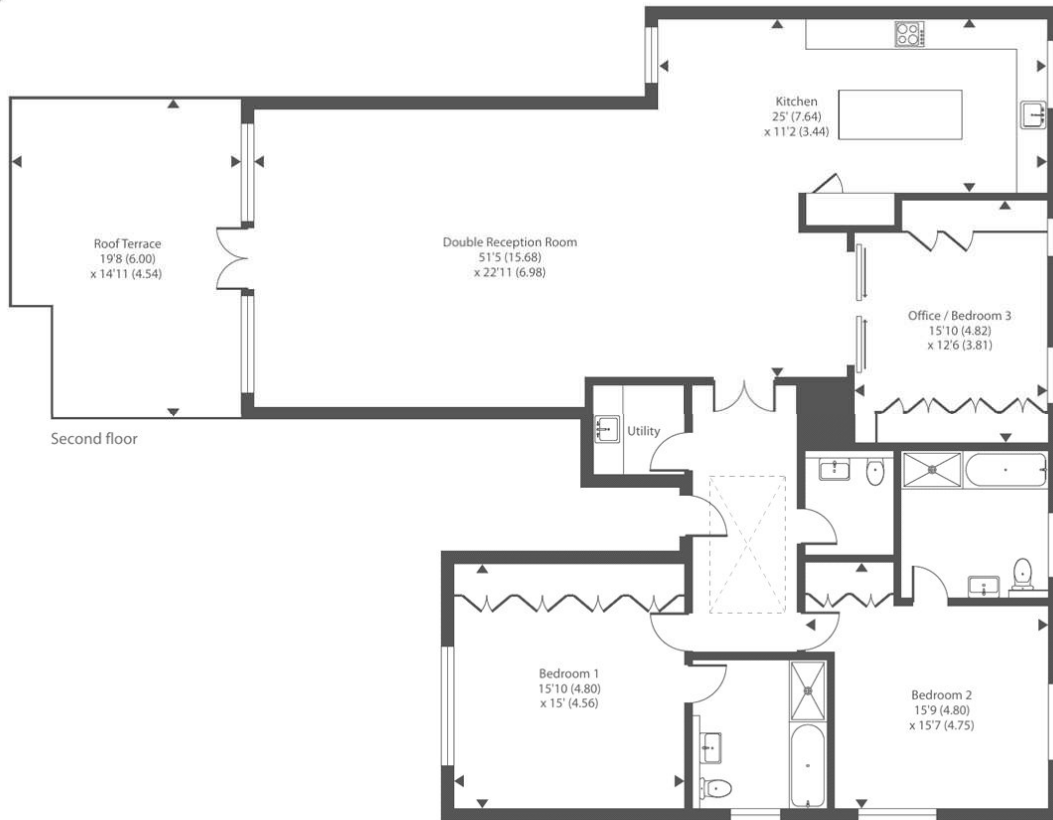
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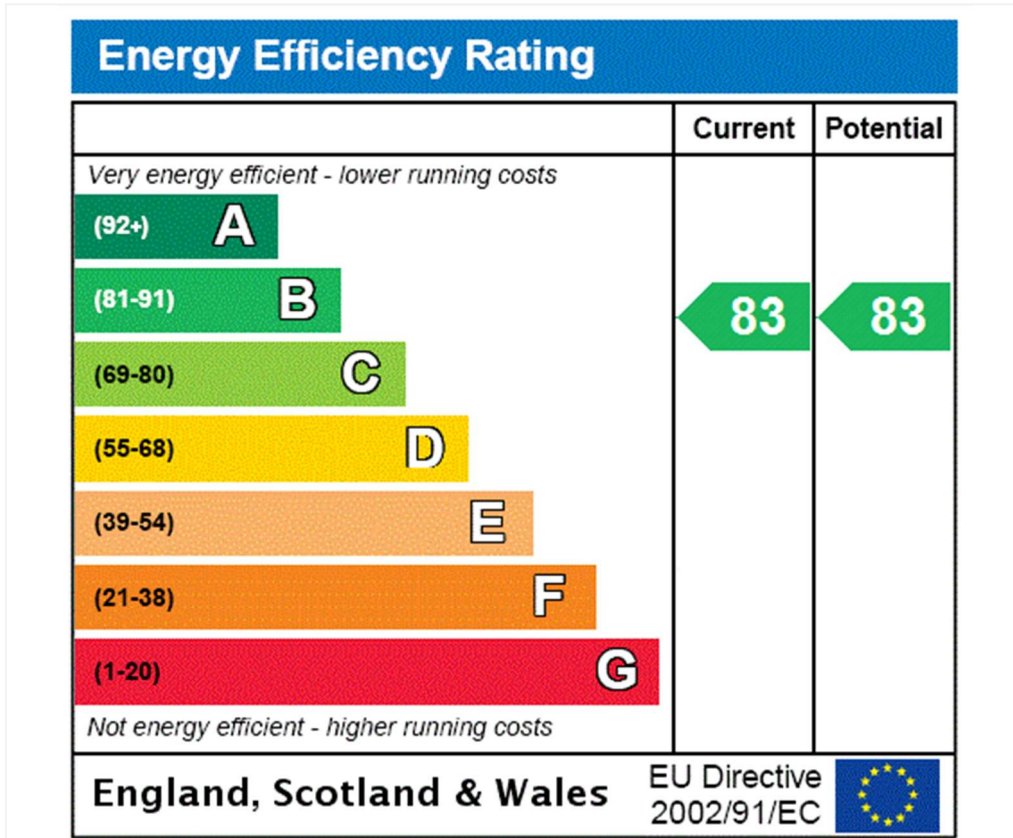


Approximate Area = 1774 sq ft / 164.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Chancellors Estate Agents. REF: 1131655





**Tenure:** Leasehold

**Term:** Expires - 01/01/3020

**Service Charge:** £3,500 per annum

**Ground Rent:** £0

**Council Tax Band:** E

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