



## FLORENCE COURT, LONDON, W9 £585,000 LEASEHOLD

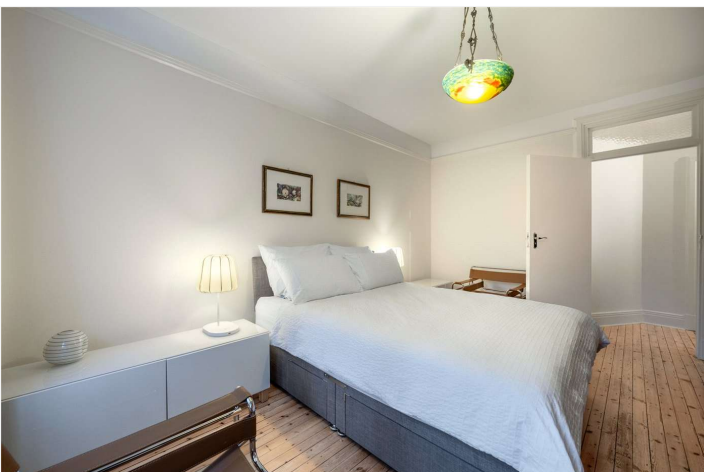
An opportunity to purchase a well-proportioned (Approx. 625 sq. ft.) one-bedroom first floor apartment forming part of this well-known small purpose-built block with added advantage of a lift and portage. The apartment is located to the rear of the building with a peaceful quiet aspect overlooking the communal gardens. The apartment offers a wealth of natural light with a spacious reception room, separate kitchen, a large master bedroom and a bathroom. Florence Court is situated close (Approx. 0.2 Miles) to the boutique shops, cafes on Clifton Road, the famous Regents canal and the underground at Warwick Avenue (Approx. 0.5 Miles).

Double Bedroom | Family Bathroom | Kitchen | Reception Room | Lift | Portage |  
Access To Communal Gardens | Leasehold

**Winkworth**

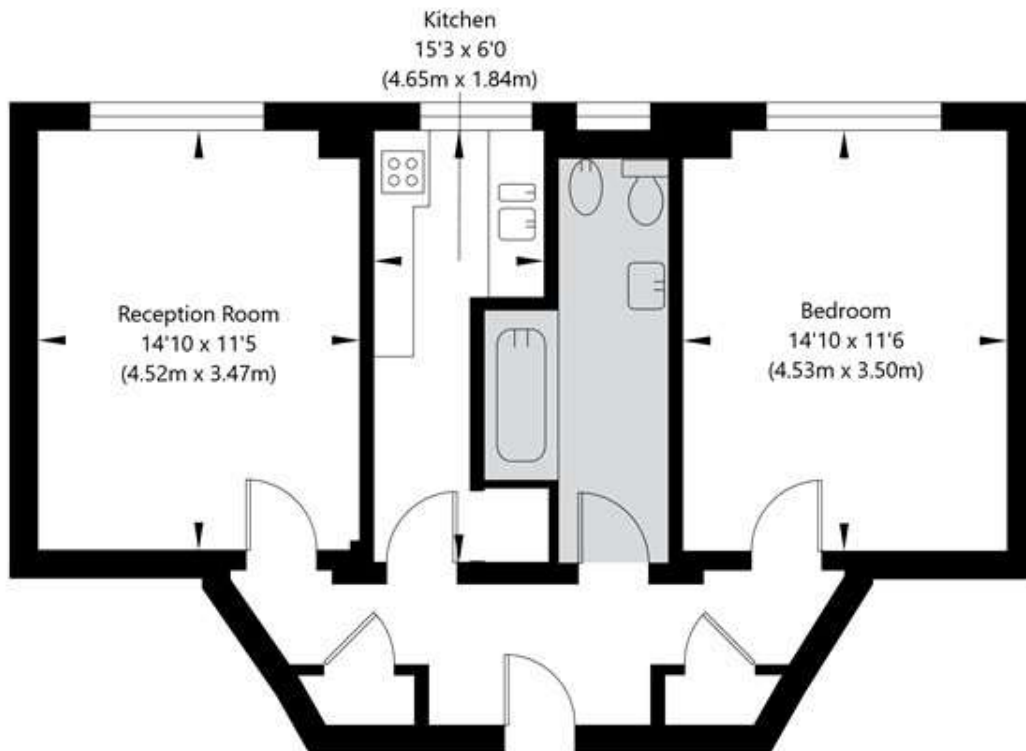
for every step...

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# Florence Court, London W9 1TB

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 58.08 SQ M / 625 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 58.08 SQ M / 625 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
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**Tenure:** Leasehold

**Term:** Expires - 21/03/2155

**Service Charge:** £5,234 per annum (Including heating and hot water)

**General Reserve:** £850 per annum

**Council Tax Band:** D

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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Maida Vale | 211-213 Sutherland Avenue, London, W9 1RU |  
020 7289 1692 | [maidavale@winkworth.co.uk](mailto:maidavale@winkworth.co.uk)



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