



## CLARENDON COURT, MAIDA VALE, LONDON, W9 £900,000 LEASEHOLD

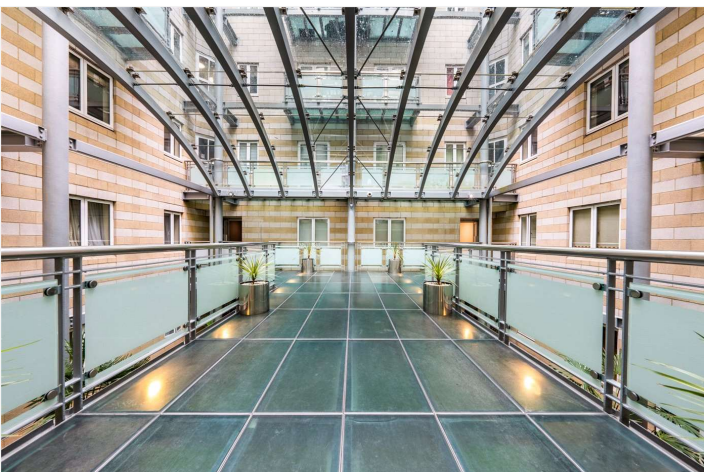
A well appointed two double bedroom (approximately 916 sqft.) apartment situated on the fourth floor of this prestigious development set behind a restored Edwardian facade and providing underground parking, high security with 24-hour portorage, lift and central glass atrium. The apartment offers well-proportioned accommodation with a good size reception room with two double bedrooms, en suite bathroom, a second shower room, fully fitted kitchen and a large entrance hall. Clarendon Court is situated in this sought after location close to the Regents Canal, the shops and cafes in Clifton Road (0.1 miles) along with excellent public transport connections including the underground (0.4 miles) at Warwick Avenue (Bakerloo Line).

Primary Double Bedroom With En-Suite | Further Double Bedroom | Shower Room | Fitted Kitchen | Entrance Hall | Reception | Underground Parking | 24-Hour Portorage | Lift | Central Glass Atrium | Leasehold

**Winkworth**

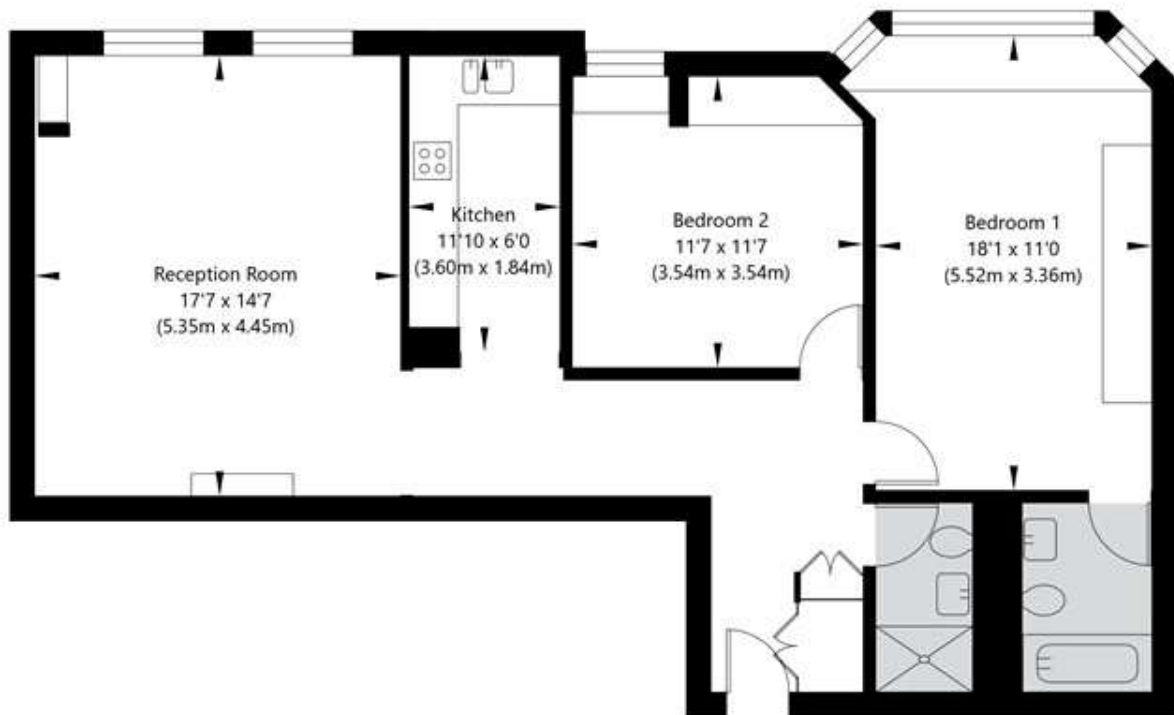
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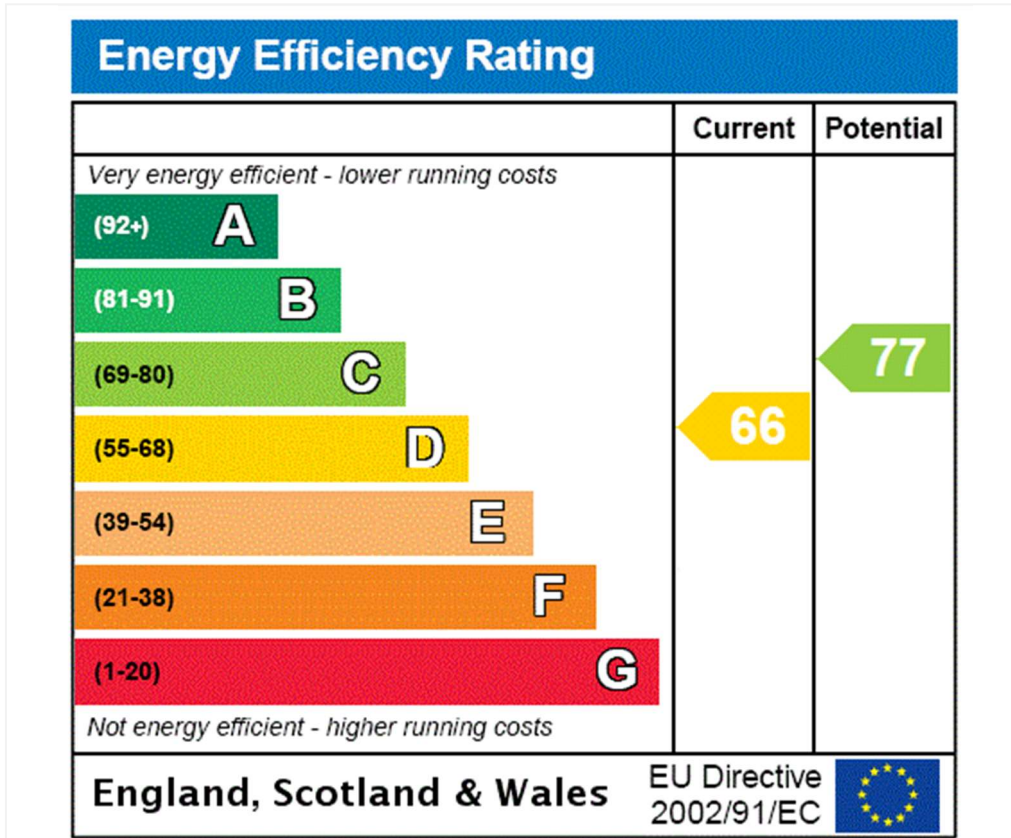
Clarendon Court, 33 Maida Vale, London, W9 1AJ

Fourth Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 85.07 SQ M / 916 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 85.07 SQ M / 916 SQ FT  
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**Tenure:** Leasehold  
**Term:** Expires - 04/04/3001  
**Service Charge:** £10,853 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:** G

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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