



## RODNEY COURT, MAIDA VALE, LONDON, W9 £1,000,000 LEASEHOLD

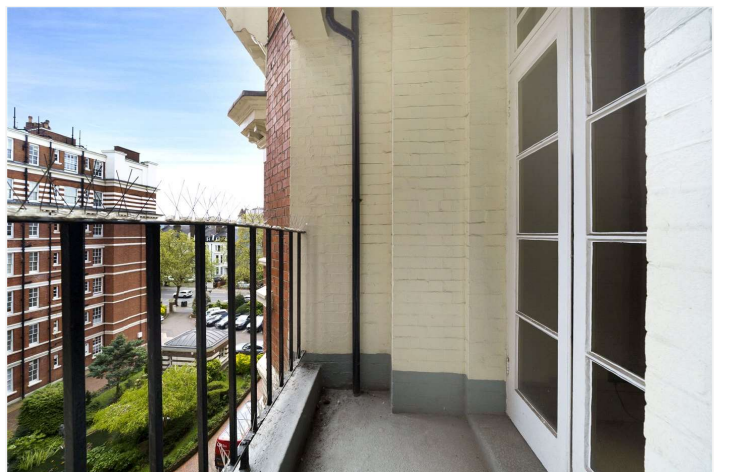
A large (1280 sq. ft.) well-proportioned three double bedroom fourth floor apartment (with a lift) forming part of this well-known sought-after attractive purpose built block with 24-hour porterage. The apartment retains many attractive features including high ceilings, full-length sash windows with a large entertaining area offering a wealth of natural light and double doors opening to a balcony. Rodney Court is located in the heart of Little Venice close to local shops, cafes in Clifton Road (0.1 Miles) , the Regents Canal and the underground at Warwick Avenue (Bakerloo line) 0.4 miles. There is a parking facility at the front of the block - rented separately with the managing agents, subject to there being availability.

Primary Bedroom With En-Suite | Two Further Double Bedrooms | Family Bathroom | Kitchen | Open Plan Reception/Dining Room | Balcony | Leasehold

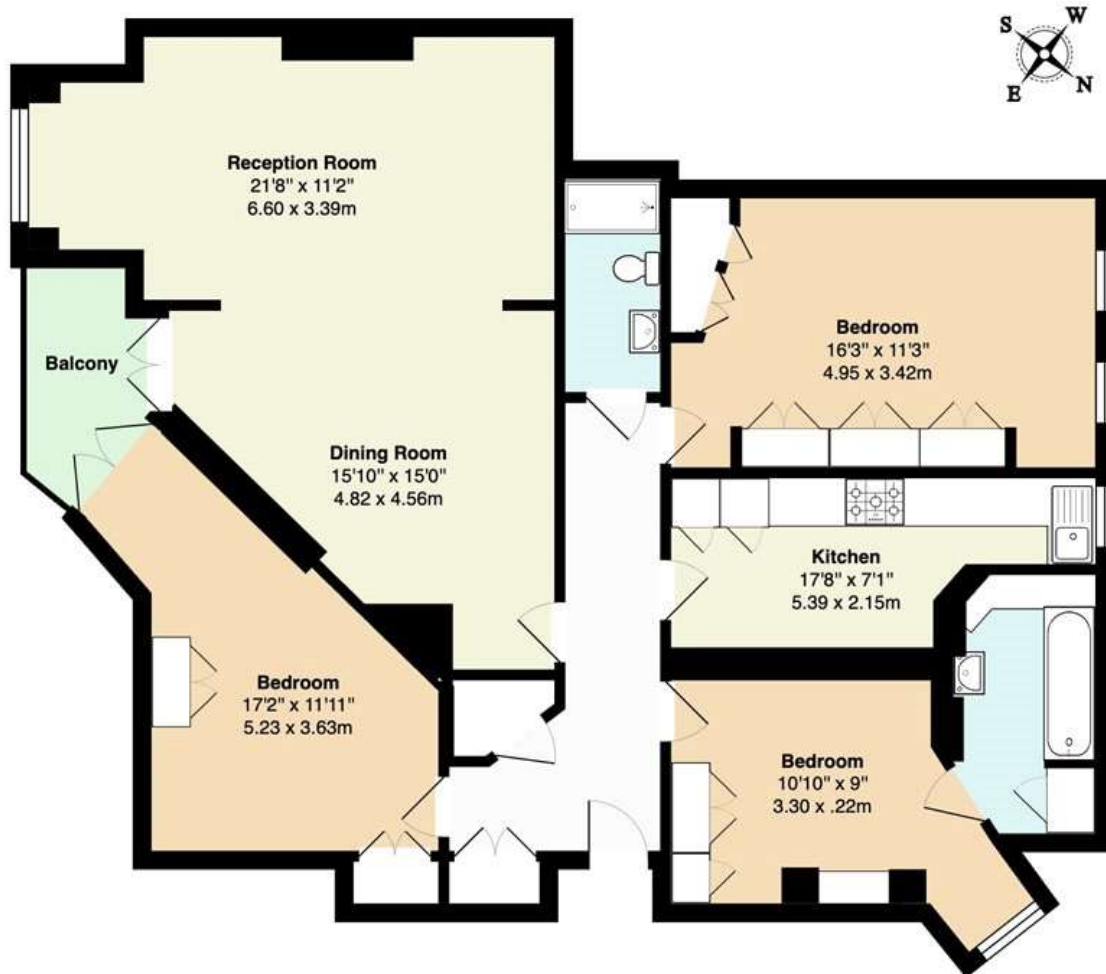
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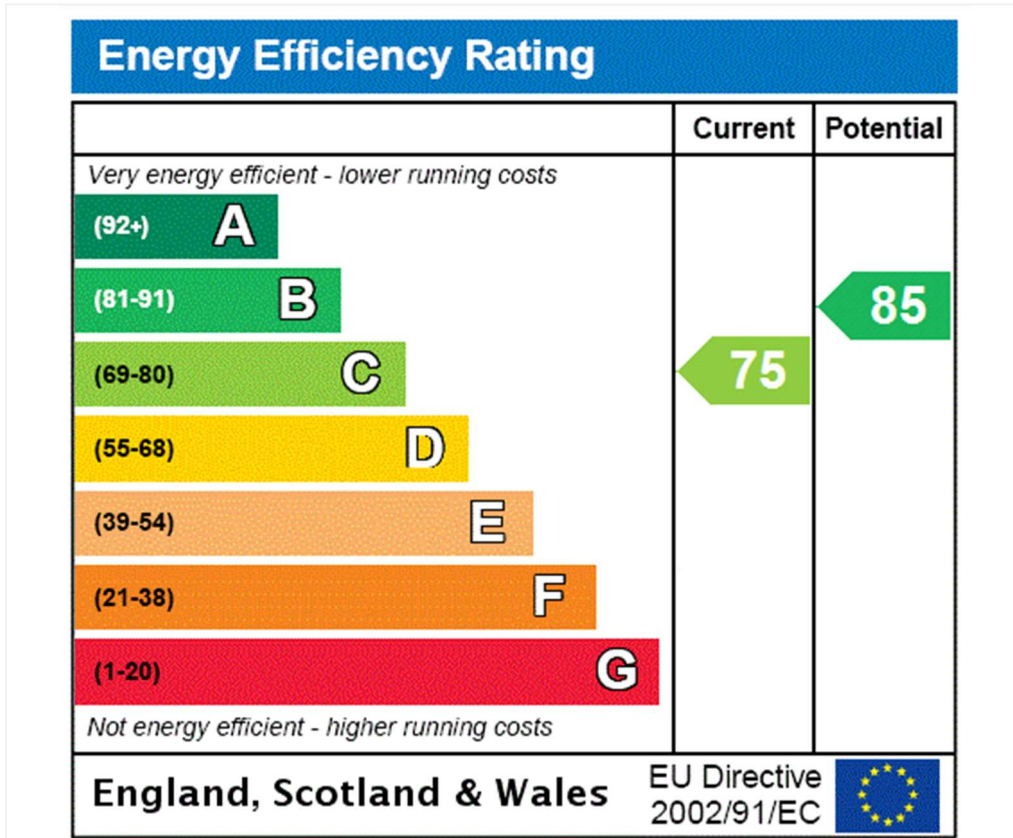
**4th Floor**

**Rodney Court W9**

Total Gross Area: 1280 ft<sup>2</sup> ... 118.9 m<sup>2</sup> (excluding balcony)

Ceiling Height 2.87

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice



**Tenure:** Leasehold

**Term:** Expires - 15/03/2155

**Service Charge:** £5106.6 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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