



## ALEXANDRA COURT, LONDON, W9 £650,000 SHARE OF FREEHOLD

An opportunity to purchase a large (635 sq. ft.) well-proportioned bright one bedroom apartment located on the first floor (with a lift) of this substantial recently refurbished sought after Victorian mansion block with well-maintained small communal gardens, located in the heart of this fashionable area. The apartment is situated to the rear of the building so is quiet and retains some attractive features including high ceilings, a large fully fitted kitchen with built in appliances, a modern shower room, separate cloakroom and a spacious entertaining area. Alexandra Court is situated close (Approx 0.1 miles) to the boutique shops, cafes in Clifton Road, the famous Regents Canal and (Approx 0.4 miles) Warwick Avenue Underground Station (Bakerloo Line).

Bedroom | Reception Room | Separate Kitchen | Bathroom | Guest WC | Lift | Porter | Share of Freehold

**Winkworth**

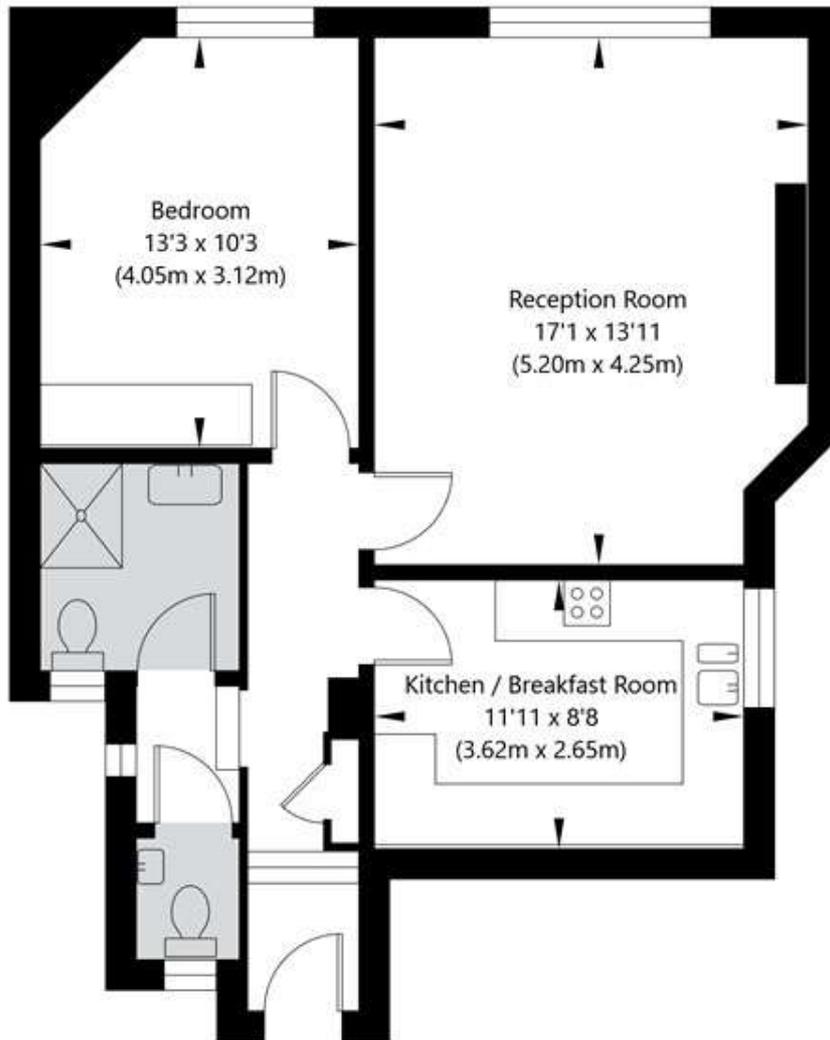
for every step...

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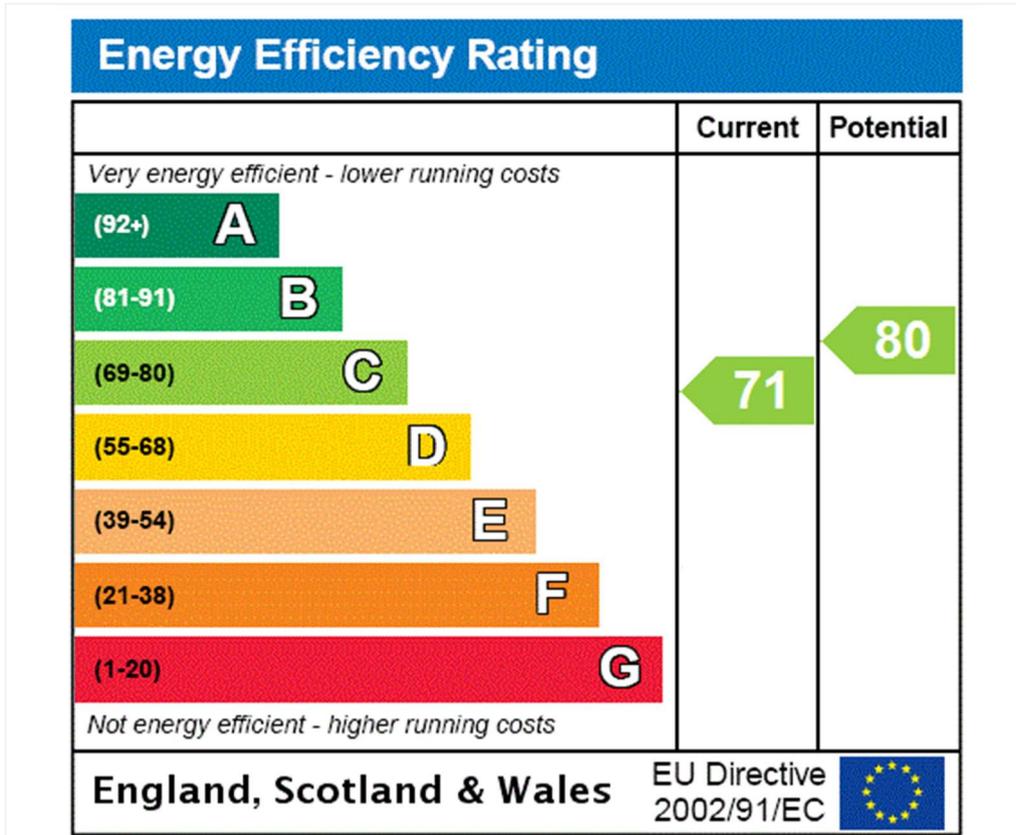
# Alexandra Court, 63 Maida Vale, London, W9 1SQ

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 59.02 SQ M / 635 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 59.02 SQ M / 635 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
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**Tenure:** Share of Freehold

**Term:** Expires - 25/12/2990

**Service Charge:** £3,379.60 per annum

**Reserve Fund:** £3,766.86 per annum

**Ground Rent:** £90 Annually (subject to increase)

**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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