



## SANDRINGHAM COURT, MAIDA VALE, LONDON, W9 £1,435,000 SHARE OF FREEHOLD

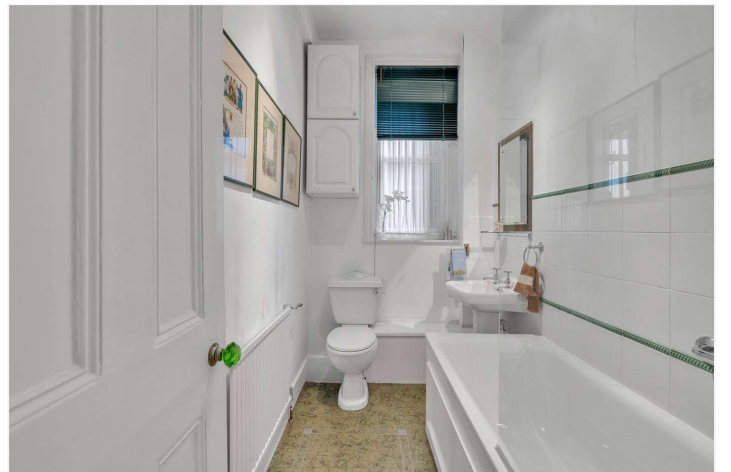
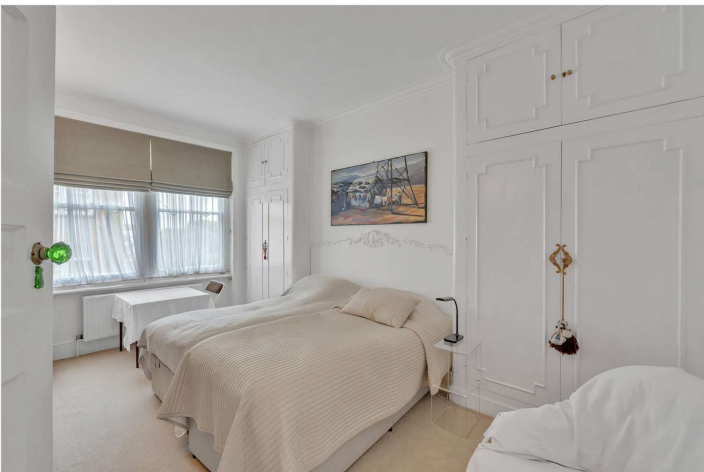
Lateral Living at its best! An opportunity to purchase a spacious (approximately 1,690 sq. ft.) third floor apartment with two double bedrooms and a large grand entertaining area with doors opening to ornamental balconies, forming part of this well-known, sought-after purpose-built block with a caretaker, beautiful communal gardens, lift and a gym (requiring a small membership fee). The apartment requires some updating but retains wonderful features including a large entrance hall with well-proportioned accommodation, high ceilings with floor to ceiling windows offering a wealth of natural light. Sandringham Court is located in the heart of Little Venice close to all the local amenities including shops, cafés in Clifton Road, the famous Regents Canal (Approx. 0.3 Miles) and the underground at Warwick Avenue (Approx. 0.4 Miles).

Two Bedrooms | Two Family Bathrooms | Reception | Kitchen/Breakfast Room | Balcony | Portage | Lift | Access To Communal Gardens | Permit Parking To The Rear | Share Of Freehold

**Winkworth**

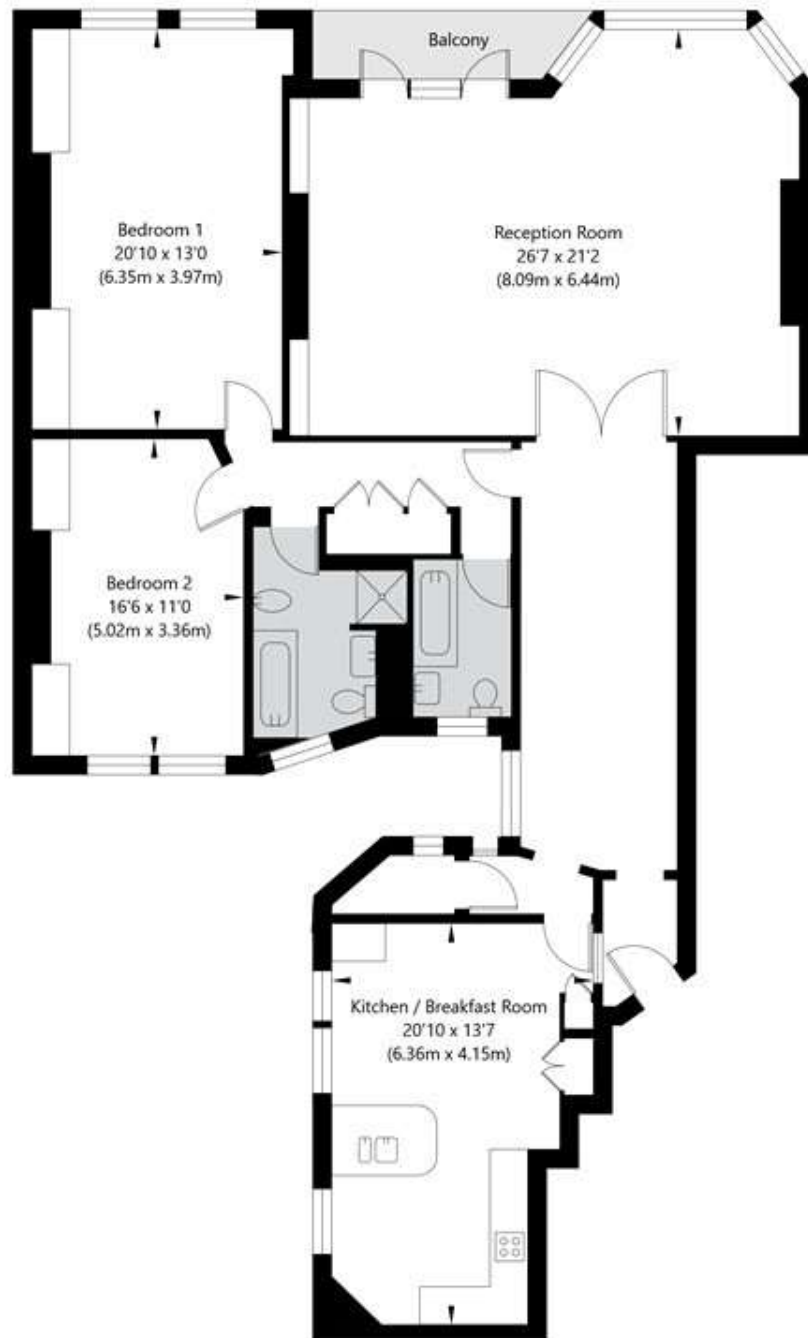
for every step...

[winkworth.co.uk/maida-vale](http://winkworth.co.uk/maida-vale)



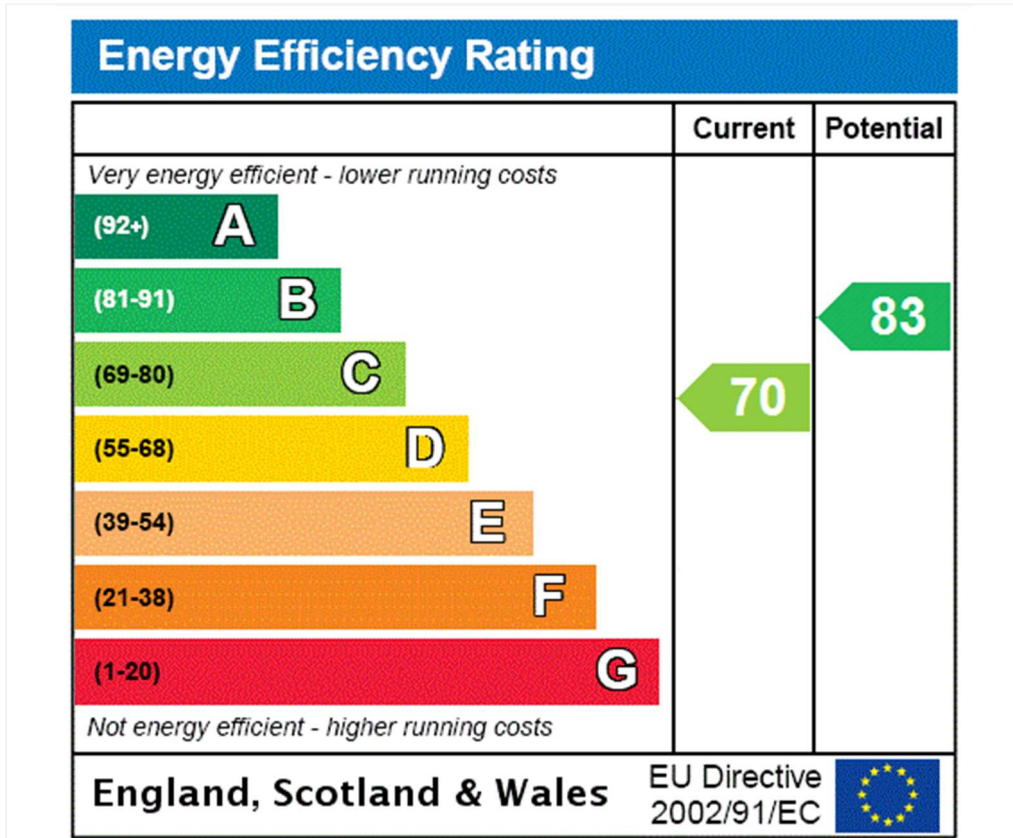
# Sandringham Court, London W9 1UA

Third Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 156.98 SQ M / 1690 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 156.98 SQ M / 1690 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMERSHOREPIX.CO.UK



**Tenure:** Share of Freehold

**Term:** Expires - 24/06/2979

**Service Charge:** £8,214 per annum

**Ground Rent:** A peppercorn

**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.

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. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested

Maida Vale | 211-213 Sutherland Avenue, London, W9 1RU | 020 7289 1692 |



for every step...

[winkworth.co.uk/maida-vale](http://winkworth.co.uk/maida-vale)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.