



## CROPTHORNE COURT, MAIDA VALE, LONDON, W9 £1,425,000 LEASEHOLD

An opportunity to purchase a spacious, well-proportioned (1,444 sq. ft.), bright, three double bedroom first floor apartment (with a lift) forming part of this popular, well-known, luxury, purpose-built block with a large entertaining area, portage, front and rear off-street parking (subject to availability). The apartment is offered in excellent decorative order and located close to the boutique shops, cafes on Clifton Road (0.2 miles), the famous Regents Canal (0.3 miles) and Warwick Avenue Underground Station (Bakerloo line - 0.4 miles).

Three Bedrooms | Family Bathroom | Shower Room | Reception Room | Dining Room | Kitchen/Breakfast Room | Portage | Passenger Lift | Off-Street Parking (Subject To Availability) | Leasehold

View our virtual tour here: <https://youtu.be/3biGu3u7L2E>

**Winkworth**

for every step...

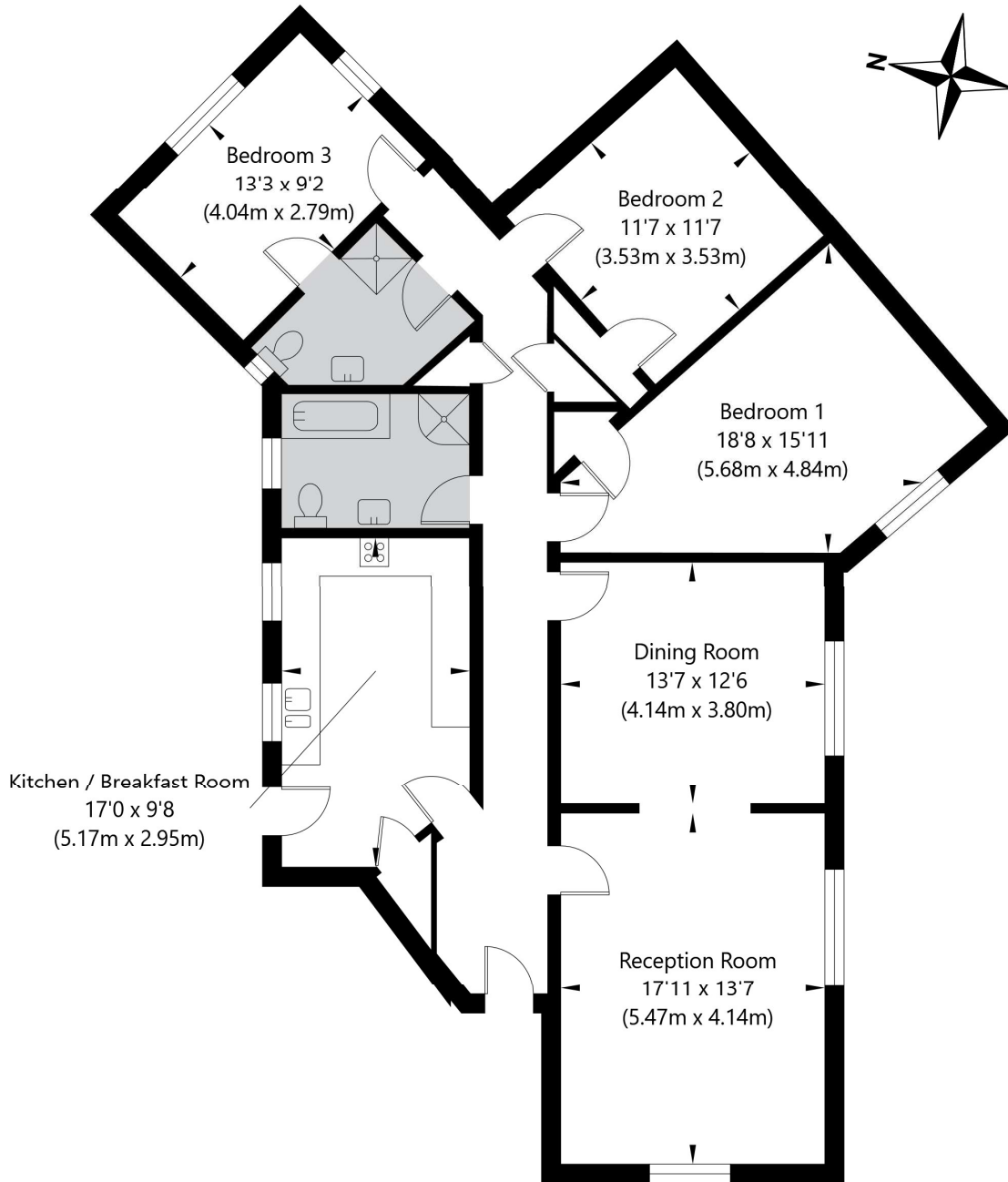
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Crothorne Court, London W9 1TA

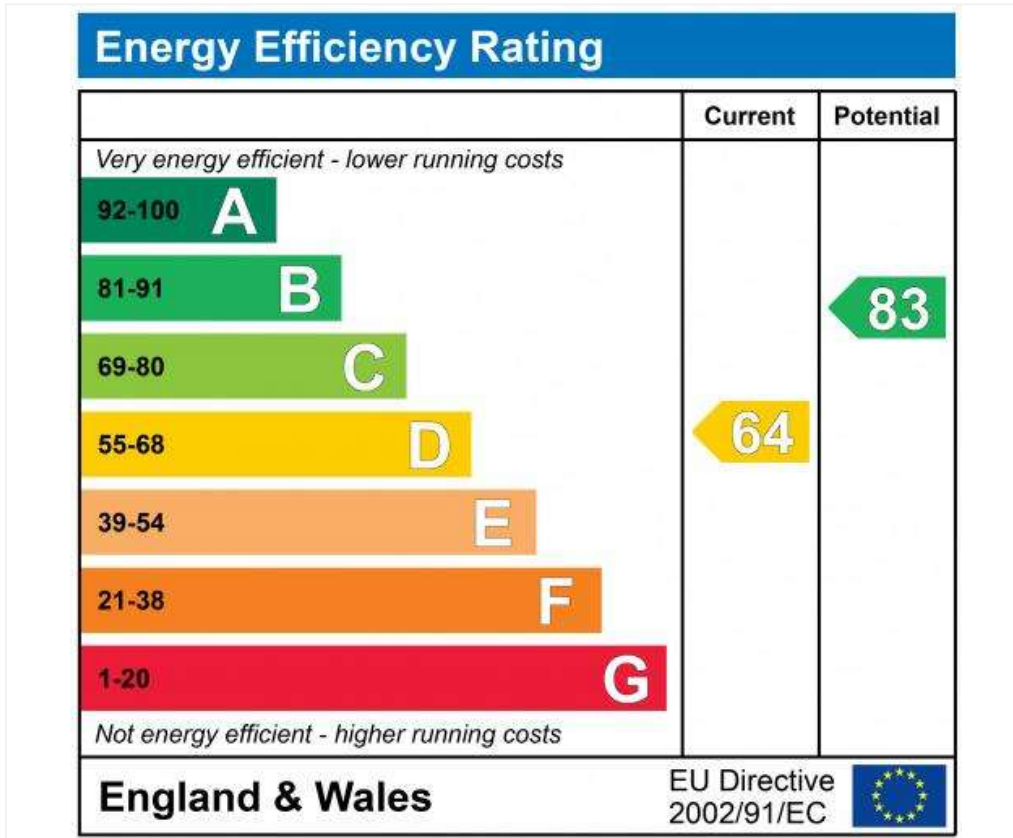
First Floor

GROSS INTERNAL FLOOR AREA  
APPROX. 134.15 SQ M / 1444 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 134.15 SQ M / 1444 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.



**Tenure:** Leasehold  
**Term:** Expires - 01/01/3008  
**Service Charge:** £8,860 per annum  
**Ground Rent:** £110 Annually (subject to increase)  
**Council Tax Band:** G

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