



## Clarendon Court, Maida Vale W9

**£615,000**

Compton Reeback are pleased to offer for sale a rarely available one bedroom fifth floor luxury apartment with Juliette balcony, situated within this modern and very sought after period building in The Heart Of Little Venice. Further comprising bright reception room with dining space and double doors opening to Juliette balcony affording far reaching views, fully integrated modern kitchen, Double bedroom with built-in wardrobes, contemporary fitted bathroom and spotlights and wood flooring throughout. Clarendon Court includes 24 Hour porter service, residents communal gardens, passenger lifts and allocated underground parking. conveniently located a short walk to the many boutique cafes & fine restaurants of Little Venice (Clifton Road & Formosa Street), & Regents Canal. Paddington, Regent's Park, Oxford Street & Hyde Park are all within close proximity from this property together with. Warwick Avenue Tube Station (Bakerloo Line). Share of Freehold with 971 years unexpired, Service Charge £6960 pa inclusive of reserve fund and heating/cooling for the apartment, Ground rent £200 pa council tax band F, No Chain, Sole Agents.

# Clarendon Court, Maida Vale W9

Reception Room



Bathroom



Kitchen



Exterior



Bedroom 1



Reception area

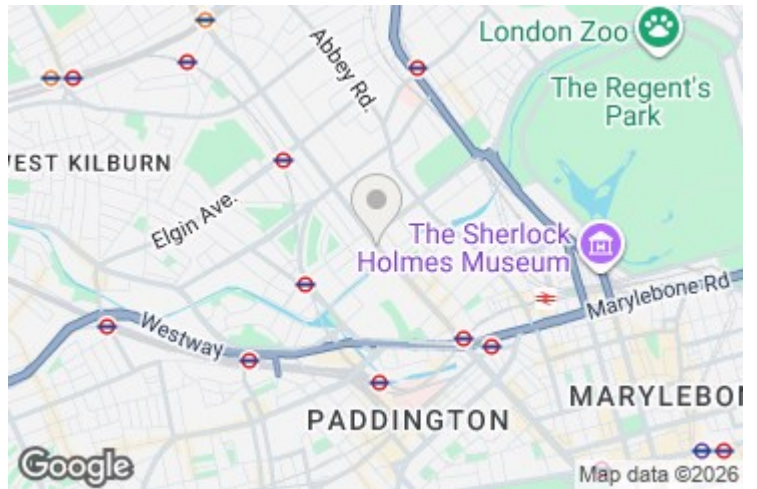
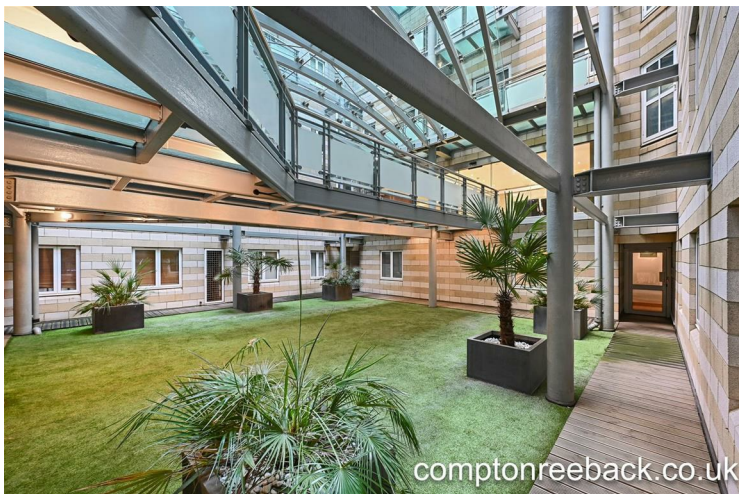


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Conierge desk



Communal area



Lobby area



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		65	66	England & Wales			
		EU Directive 2002/91/EC				EU Directive 2002/91/EC	

Reception room ( Dining area )



APPROX. GROSS INTERNAL FLOOR AREA: 521 SQ FT/ 48 SQM

## PROPERTY PHOTO PLANS<sup>co.uk</sup>

ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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Est. 1995

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48 (centimeters), 1m (one meter) = 3.28 (feet)

[comptonreeback.co.uk](http://comptonreeback.co.uk)